

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0072

BOA DATE: July 12th, 2021

ADDRESS: 2806 Brinwood Ave

COUNCIL DISTRICT: 3

OWNER: James Rothfelder

AGENT: Will Sheddan

ZONING: SF-3-NP (Dawson NP)

LEGAL DESCRIPTION: LOT 16 BLK 10 BRINWOOD SEC 3

VARIANCE REQUEST: decrease the minimum lot size requirement from 5, 750 square feet to 4, 986 square feet

SUMMARY: erect a Single-Family residence

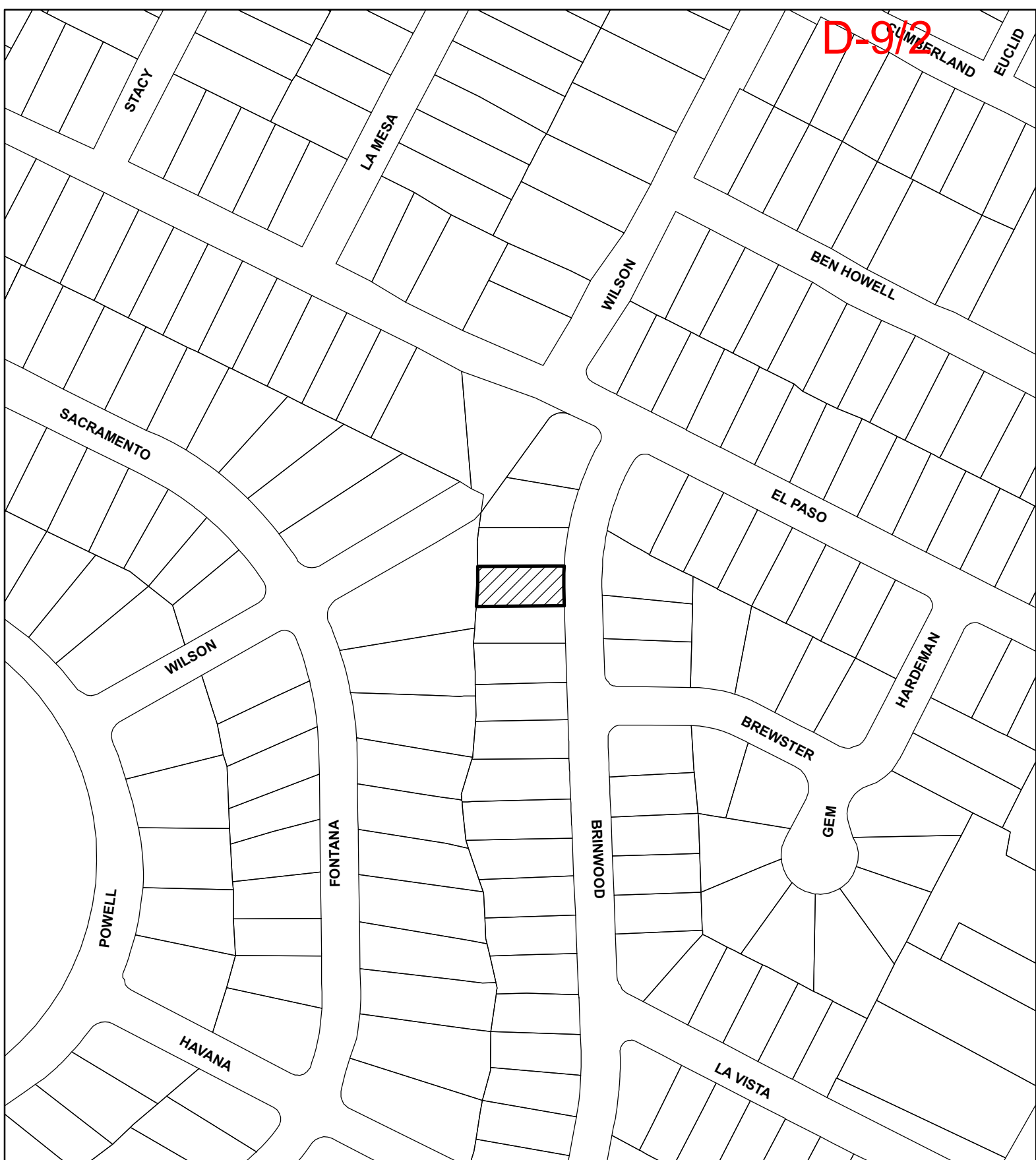
ISSUES: lot size

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family residential
<i>North</i>	SF-3-NP	Single-Family residential
<i>South</i>	SF-3-NP	Single-Family residential
<i>East</i>	SF-3-NP	Single-Family residential
<i>West</i>	SF-3-NP	Single-Family residential

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Dawson Neighborhood Association
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 South Austin Commercial Alliance
 South Central Coalition

D-9/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2021-0072
LOCATION: 2806 BRINWOOD AVE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 164'



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____	ROW # _____	Tax # _____
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Section 1: Applicant Statement

Street Address: 2806 Brinwood Avenue. Austin, Texas 78704

Subdivision Legal Description:

Lot 16 Block 10 of Brinwood section 3- Dawson Neighborhood Planning Area

Lot(s): 16 Block(s): 10

Outlot: _____ Division: Brinwood section 3- Dawson Neighborhood Planning Area

Zoning District: SF-3

I/We Will Sheddian of NWS Construction LLC on behalf of myself/ourselves as authorized agent for James Rothfelder & Kuehler Investments LLC affirm that on Month June, Day 1, Year 2021, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Single Family Residence

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC 25-2-943(B). The Lot area was platted originally, after March 14, 1946, as a substandard lot at a size under the minimum lot size for single family construction. The current structure is non compliant and below living standards.

The code states that the lot is substandard in size and does not meet the minimum requirement of 5750 ft.² feet. We would like to invoke similar subdivisions having a small lot amnesty attribute to its profile.

The current lot size is 4,986 and would like to proceed with the current plans

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The zoning regulation does not allow the development of a single family residence based on a zoning requirement generated in 1946. This restricts the improvement to the property while other lots on the same street are allowed to be developed with similar new construction homes to the one we are planning to build. The existing structure is encroaching into side setback lies and non compliant. As well the existing structure has below standard foundation conditions as not recommended for habitation.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

It was platted under the minimum size required for single family, however there was a home built on the property. Other lots in the same neighborhood are of proper size and new single family homes have been allowed to be built. A small lot amnesty guideline should be put in place in order to relieve substandard lots.

b) The hardship is not general to the area in which the property is located because:

The majority of lots within the neighborhood meet the required lot size and have been approved for new construction. The existing home is non-compliant as it encroaches into setbacks, and has substandard foundation conditions.

The lot is unusually small for the area as most laws in the immediate area meet the standard minimum

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The new family home to be constructed will be consistent with the new family homes built on the same street with consideration to design, materials, and level of construction. It will allow the use of substandard lots to be improved and will improve adjacent lots value and neighborhood appearance.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

The new family home constructed will have the same driveway entrance size and location as the existing structure. The design meets the parking requirements with an attached enclosed garage and driveway

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

The design allows for parking from an attached garage and driveway depth to meet the parking requirements. The location of the new driveway is consistent with the current driveway in place.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

The new family home to be built is consistent with new family construction that is currently ongoing and finished homes on the same street and surrounding streets. There will be no safety hazard generated from development of this new single family home.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

The variance will allow the lot to be used as it was intended as a single family residence within its designated zoning profile.

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 6-1-21

Applicant Name (typed or printed): Will Sheddan

Applicant Mailing Address: PO Box 650087


City: Austin State: Texas Zip: 78765

Phone (will be public information): 512-919-6155

Email (optional – will be public information): 

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 6-1-21

Owner Name (typed or printed): James Rothfelder

Owner Mailing Address: 1731 Kuehler Ave

City: New Braunfels State: Texas Zip: 78130

Phone (will be public information):

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Will Sheddan

Agent Mailing Address: PO Box 850087

City: Austin State: Texas Zip: 78765

Phone (will be public information): 512-919-6155

Email (optional – will be public information): 

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

We have met with many neighbors to the property
and have engage the neighborhood planning
group and have had positive feedback from our
proposed building plans.

Additional Space (continued)

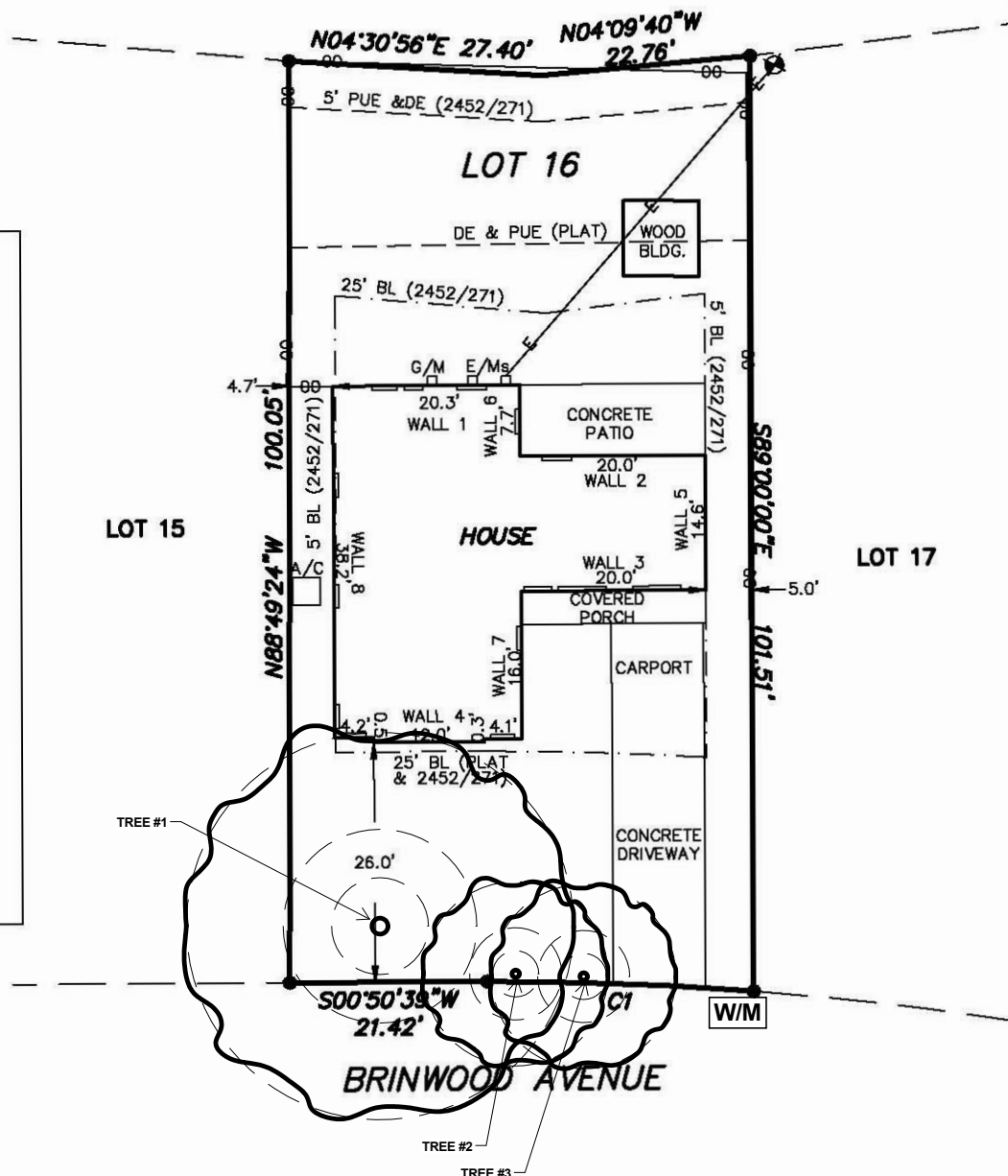
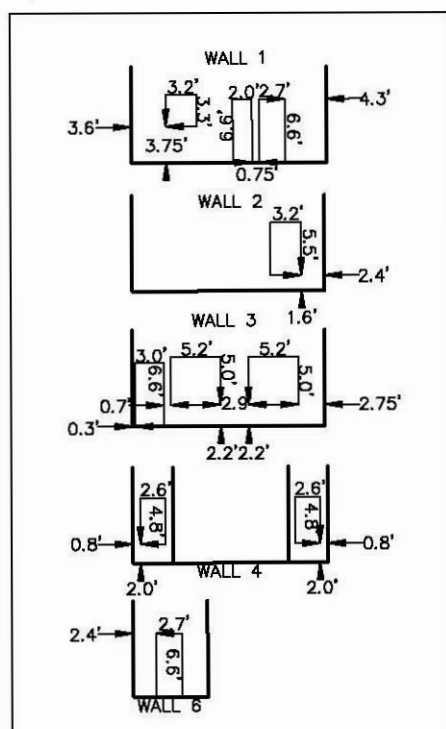
We plan to be adaptive to what the neighborhood and the board deem reasonable for the new home site. We look forward to improving the condition of the neighborhood by building a beautiful home the city will be proud of

SURVEY PLAT

**2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
eddie@celcosurveying.com**

SCALE
1" = 20'

SOUTH PARK SECTION 1
314/229



LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊗ = "X" IN CONCRETE
- △ = CALC. PROP. COR.
- () = RECORD PER PLAT
- // = WOOD FENCE
- *— = WIRE FENCE
- ∞— = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- W/M = WATER METER
- A/C = AIR CONDITIONER
- G/M = GAS METER
- E/M = ELECTRIC METER
- ⊗ = POWER POLE
- ⌋— = GUY WIRE ANCHOR

RESTRICTIVE COVENANTS OF RECORD AS
ITEMIZED HEREIN: VOLUME 15, PAGE 22, PLAT
RECORDS, AND VOLUME 2452, PAGE 271,
DEED RECORDS, TRAVIS COUNTY, TEXAS.
(DOES AFFECT THIS TRACT)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	28.94	368.50	28.93	S03°17'00"W

ADDRESS: 2806 BRINWOOD AVENUE, AUSTIN, TEXAS

LEGAL DESCRIPTION: LOT 16, BLOCK 10, BRINWOOD SCTION-3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 15, PAGE 22, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

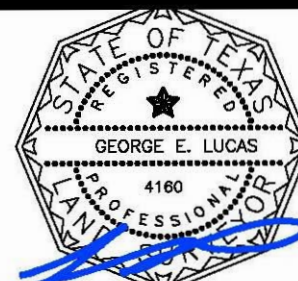
CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: VANTAGE WORLDWIDE, LLC
TITLE CO: INDEPENDENCE TITLE COMPANY
G.F.#: 1748601-ROL EFF: DECEMBER 11, 2017 LENDER: N/A

PLAN No.: 2017-5054

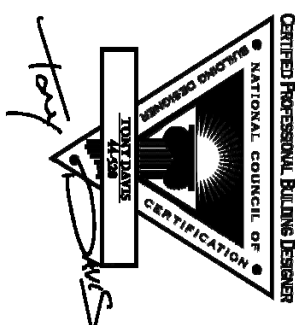
SURVEY DATE: JANUARY 9, 2018



GEORGE E. LUCAS R.P.L.S. 4160

TREE LEGEND	
TREE #	SIZE / SPECIES
1	21" LIVE OAK - TO REMAIN
2	10" LONG LEAF PINE - TO REMAIN
3	10" LIVE OAK - TO BE REMOVED

DATE: 03/12/20



1 SURVEY PLAT
1" = 20'-0"

$$1'' = 20'-0''$$

BRINWOOD RESIDENCE
2806 BRINWOOD AVENUE, AUSTIN, TX. 78704

LOT 16, BLOCK 10, BRINWOOD SECTION 3

COPYRIGHT © 2021 NWS CONSTRUCTION

NWS
CONSTRUCTION
design, build, remodel
BUILDER: WILL SHEDDAN

LAST REVISION
03 / 03 / 2014

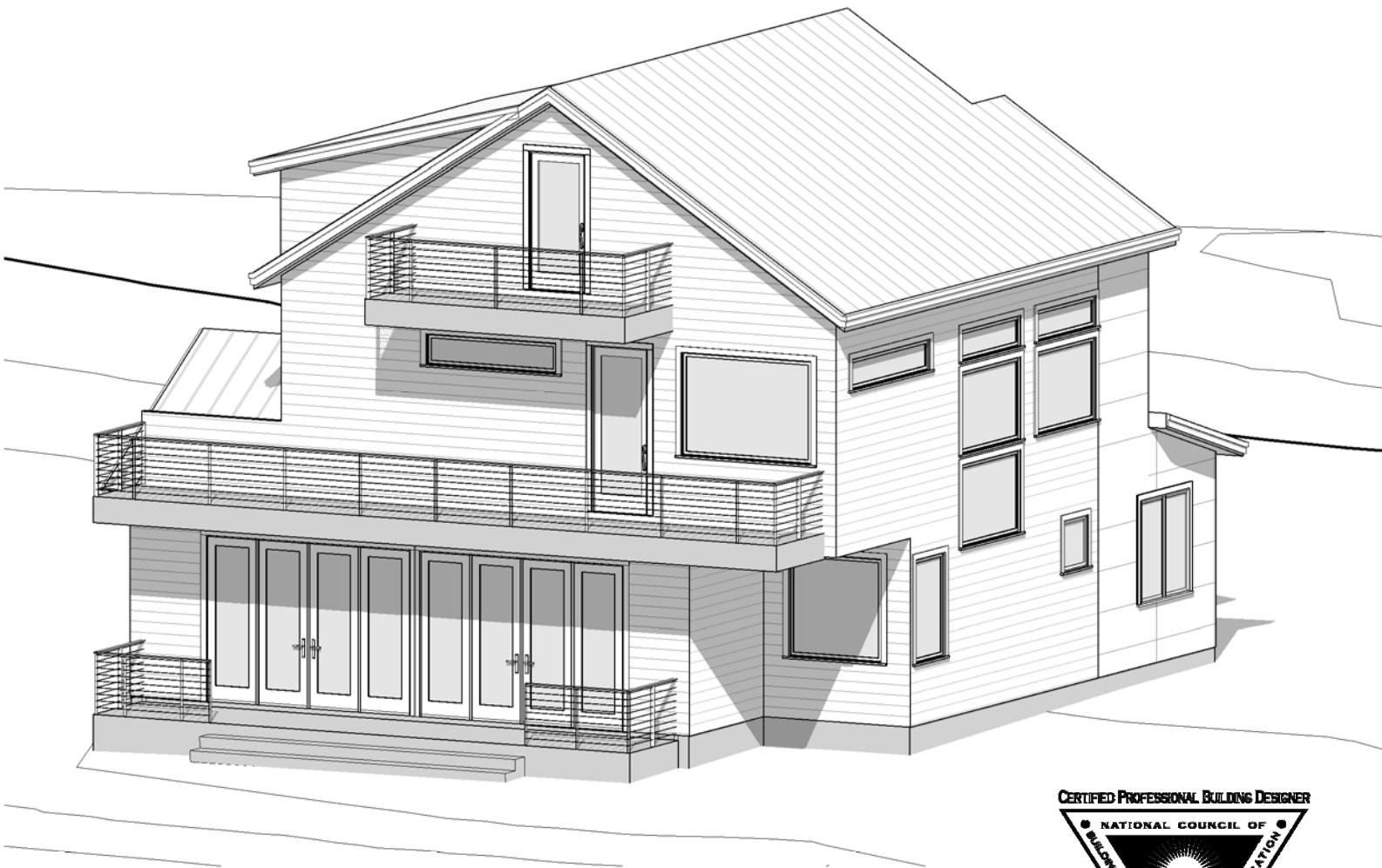
SHEET:
1.0

DRAWN BY: SMD

BRINWOOD RESIDENCE

2806 BRINWOOD AVENUE, AUSTIN, TX. 78704

LOT 16, BLOCK 10, BRINWOOD SECTION 3



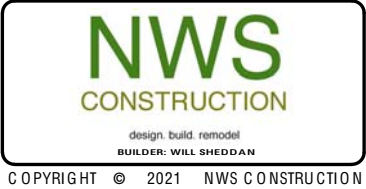
NOTE:
3D VIEWS ARE FOR DIAGRAMATIC
REPRESENTATION ONLY; NOT TO
BE USED OR REFERENCED FOR
CONSTRUCTION FABRICATION.

DRAWING INDEX	
0.0	GENERAL NOTES
1.0	SURVEY PLAT
1.1	SITE PLAN
2.0	FLOOR PLANS
2.1	FLOOR PLAN
3.0	ROOF PLAN

DRAWING INDEX	
4.0	EXTERIOR ELEVATIONS
4.1	EXTERIOR ELEVATIONS
5.0	ELECTRICAL PLANS
5.1	ELECTRICAL PLANS
6.0	WINDOW & DOOR SCHEDULES



DATE: 03/12/20




GENERAL NOTES:


1. DRAWINGS ARE IN PART DIAGRAMMATIC AND DO NOT NECESSARILY SHOW COMPLETE DETAILS OF CONSTRUCTION, WORK, OR MATERIALS, PERFORMANCE OR INSTALLATION. DRAWINGS DO NOT NECESSARILY SHOW HOW CONSTRUCTION DETAILS, OTHER ITEMS OR WORK, AND EQUIPMENT MAY AFFECT A PARTICULAR INSTALLATION.
2. REPORT ANY/ALL DISCREPANCIES, ERRORS, AND/OR OMISSIONS TO THE DESIGNER PRIOR TO ORDERING ANY MATERIALS AND/OR COMMENCEMENT OF CONSTRUCTION.
3. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE. HOWEVER, UNDER NO CIRCUMSTANCES SHALL DRAWINGS BE SCALED FOR CRITICAL DIMENSIONS IF A CRITICAL DIMENSION, SUCH AS A HEADER, SPECIAL PLATE HEIGHT, OR OTHERWISE, IS MISSING FROM THESE PLANS, CONTACT DESIGNER FOR VERIFICATION.
4. FEATURES NOT FULLY SHOWN ON PLANS OR DETAILS ARE TO BE PROVIDED AS INDICATED FOR SIMILAR CONDITIONS. CONSTRUCTION METHODS AND MATERIALS NOT EXPLICITLY INDICATED OR IMPLIED ARE INCIDENTAL TO THE WORK AND ARE INTENDED TO BE CONTRACTOR DESIGNED. THE OWNER SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DOCUMENTS. ANY SUCH VARIATIONS SHALL BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY THE SAME.
5. VERIFY DIMENSIONS, ROUGH OPENING SIZESDS SHOWN FOR DOORS AND OTHER PENETRATIONS AGAINST REQUIREMENTS OF SPECIFIED PRODUCTS, CONDITIONS, ELEVATIONS, ETC. PERTAINING TO WORK BEFORE PROCEEDING.
6. ALL DIMENSIONS TO WALLS SHOWN ON DRAWINGS ARE TAKEN FROM FACE OF STUDS, MASONRY OR CONCRETE.
7. WRITTEN DIMENSIONS ON THE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
8. FIRST FLOOR WALL PLATE HEIGHTS AT HOUSE ARE 9'-1 1/8", U.N.O.
9. PROVIDE ALL SUB-FRAMING AS REQUIRED TO RECEIVE WORK BY OTHERS.
10. PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
11. ALL OPENINGS SHALL BE CAULKED, SEALED, OR WEATHER STRIPPED.
12. NOT ALL ELEMENTS ARE SHOWN ON DESIGN DRAWINGS, SEE STRUCTURAL, MECHANICAL OR ELECTRICAL DRAWINGS.
13. ALL CLEAR DIMENSIONS ARE TO BE EXACTLY WITHIN 1/8" FULL HEIGHT AND WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTIONS FROM THE OWNER.
14. CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIOINS GOVERNING CONSTRUCTION BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY THE AUTHORITY HAVING JURISDICTION.
15. SHOWER/BATH STALL WINDOW WILL HAVE TILE RETURNS. THIS GENERALLY REQUIRES AN INCREASED ROUGH OPENING DIMENSION TO ACCOMMODATE THE TILE THICKNESS. VERIFY FINAL TILE SELECTION.
16. CLOSET ROD & SHELF LAYOUTS TO BE REVIEWED w/ OWNER - LAYOUTS SHOWN ARE SUGGESTIONS.

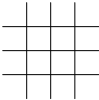
NOTES:


- 1) PROVIDE BLOCKING AT CENTER ABOVE FIREPLACE FOR ART, AT CENTER OF WALL ABOVE SINKS FOR MIRRORS, AND 10" AT THE TOP AND ON BOTH SIDES OF WINDOWS FOR DRAPERIES.
- 2) PROVIDE PROPER CLEARANCES FOR A/C UNITS - 18" FROM ANY WALL, 36" BETWEEN A/C UNITS & 36" IN FRONT OF UNIT - UNLESS NOTED OTHERWISE FROM MANUFACTURER.
- 3) VERIFY GENERATOR DIMENSIONS PRIOR TO BUILDING PAD.


LEGEND:


- 

1/A6.0
- INTERIOR ELEVATIONS
(DETAIL # / SHEET #)
- 

SOLID = ACTIVE DOOR
HIDDEN = INACTIVE
- 

TILE PATTERN ON PLAN IS
REPRESENTATION ONLY
(SEE TILE SCHEDULE FOR
ACTUAL SELECTIONS)
- 

WOOD PATTERN ON PLAN
IS REPRESENTATION ONLY
(SEE WOOD FLOOR
SCHEDULE FOR ACTUAL
SELECTION)
- 

VISITIBILITY PATH
- 

PATTERN INDICATES
CEILING HEIGHTS FROM
5'-0" TO 7'-0".



DATE: 03/12/20

ROOF NOTES:

1. OVERHANG: REFER TO ROOF PLAN
2. 1x4 & 2x8 FASCIA IS ADDED IN ADDITION TO OVERHANG DIMENSION.
3. PROVIDE 1/2" TECH SHIELD RADIANT BARRIER AT UNHEATED AREAS.
4. ROOF SHEATHING TO BE 1/2" OSB OVER HEATED / CONDITIONED ROOF AREAS WHERE BATT/FOAM INSULATION IS TO BE INSTALLED. USE 1/2" TECH SHIELD RADIANT BARRIER AT UNHEATED AREAS.
5. PROVIDE 1/2" TECH SHIELD RADIANT BARRIER AT UNHEATED AREAS.
6. PROVIDE 1/2" TECH SHIELD RADIANT BARRIER AT UNHEATED AREAS.
7. MEASURE PLATE HEIGHTS FROM FINISHED SLAB HEIGHT OF ROOM, SLAB ELEVATIONS MAY VARY.
8. VENT ALL PLUMBING AND APPLIANCE VENTS TO REAR OF ROOF RIDGE WHERE POSSIBLE

ROOF LEGEND:

- X / 12

➔

ROOF PITCH
- X'-1 1/8" PL






































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ROOF PLATE HEIGHT

ELECTRICAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FEDERAL/STATE/LOCAL CODES, INTERNATIONAL BUILDING CODE, NFPA CODES, NEC AND THE REQ. OF THE AUTHORITY HAVING JURISDICTION.
2. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC ONLY. FURNISH AND INSTALL ALL REQUIRED JUNCTION BOXES PULL BOXES, SURFACE/RECESSED DEVICE BOXES, FITTINGS, CONDUIT BODIES, SUPPORTS, ACCESS DOORS, HARDWARE, ACCESSORIES, ETC. REQUIRED FOR A COMPLETE AND WORKING ELECTRICAL SYSTEM, WHETHER OR NOT SUCH EQUIPMENT IS INDICATED ON THE DRAWINGS.
3. CONTRACTOR SHALL PERFORM SITE VISITS AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE PLANS AND FIELD CONDITIONS, BEFORE SUBMITTING A BID OR BEFORE SUBMITTING A PRICE PROPOSAL. FIELD VERIFY ALL IMPORTANT DIMENSIONS.
4. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS AND ALL OTHER TRADES BEFORE INSTALLATION OF HIS WORK IN CHASES, CEILING SPACES AND OTHER AREAS WHERE CONFLICT MAY OCCUR.
5. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL CONTRACT DOCUMENTS, SHOP DRAWINGS AND EQUIPMENT DRAWINGS. THE ELECTRICAL CONTRACTOR SHALL OBTAIN A COPY OF ALL CONTRACT DOCUMENTS, INCLUDING ALL DRAWINGS AND ALL SPECS.
6. WHERE JUNCTION BOXES OR ELECTRICAL EQUIPMENT ARE REQUIRED TO BE INSTALLED ABOVE NON-ACCESSIBLE CEILINGS OR CONCEALED INSIDE WALLS, THE CONTRACTOR SHALL FURNISH AND INSTALL ACCESS DOORS TO MAKE THE JUNCTION BOXES OR ELECTRICAL EQUIPMENT ACCESSIBLE.
7. ALL ELECTRICAL EQUIPMENT SHALL BE UNDERWRITER'S LABORATORY (U.L.) LISTED AND LABELED. ALL EQUIPMENT SHALL BE NEW U.O.N.
8. EXACT LOCATION OF ALL EQUIPMENT AND ACCESSORIES SHALL BE VERIFIED IN THE FIELD AND COORDINATED WITH OTHER TRADES. ADJUST LOCATIONS TO SUIT FIELD CONDITIONS. COMPLY WITH CLEARANCES AS REQUIRED BY THE NEC, THE MANUFACTURER, AND APPLICABLE CODES.
9. COMPLY WITH ALL SAFETY REGULATION INCLUDING BUT NOT LIMITED TO OSHA, MOSHA AND ALL ELECTRICAL SAFETY REGULATIONS.
10. CONTRACTOR SHALL FIELD VERIFY THE SWITCH AND/OR CIRCUIT BREAKER SOURCE OF EACH BRANCH OR FEEDER CIRCUIT BEFORE PERFORMING ANY WORK.
11. WHEREVER NEW CIRCUIT BREAKERS ARE BEING INSTALLED INSIDE EXISTING PANEL BOARDS, SWITCHBOARDS, MCCs, OR SIMILAR EQUIPMENT, THE CIRCUIT BREAKER SHALL COME FROM THE SAME MANUFACTURER AS THE EXISTING EQUIPMENT.
12. WHEREVER, NEW CIRCUIT BREAKERS ARE BEING PROVIDED AT EXISTING PANEL BOARDS, SWITCHBOARDS, MCCs, OR SIMILAR EQUIPMENT, OR WHEREVER EXISTING BREAKERS ARE BEING RE-USED TO FEED NEW LOADS, THE SCHEDULES/LABELS ON THE EQUIPMENT SHALL BE REVISED TO REFLECT THE LOADS.
13. DO NOT COMBINE SEPARATE BRANCH CIRCUITS IN THE SAME CONDUIT UNLESS OTHERWISE NOTED.
14. DO NOT COMBINE SEPARATE FEEDER CIRCUITS IN THE SAME CONDUIT.
15. PROVIDE DEDICATED RACEWAY FOR ALL EMERGENCY WIRING. DO NOT COMBINE WITH OTHER TYPES OF WIRING.
16. PROVIDE OUTLETS, WIRING & ELEC. CONNECTIONS FOR CENTRAL VAC, RECIRCULATING PUMPS, SPAS & POOLS, WHIRLPOOLS, IN-LINE HEATERS, DOOR CHIMES, SECURITY SYSTEMS, HVAC EQUIP., WATER HEATERS & SEPTIC AS REQUIRED.
17. PROVIDE GFI CIRCUITS AT ALL LOCATIONS REQUIRED BY CODE.
18. USE CAT 5 OR BETTER ON ALL TELEPHONE AND DATA LINES. ALL TEL. & TV LINES TO BE HOME RUN. ALL COMPUTER LINES TO BE HOME RUN TO HUB.
19. ALL DIMENSIONS INDICATED TO SWITCHES OR OUTLETS ARE TO THE CENTER OF THE BOX.
20. ALL SWITCHES TO BE MOUNTED 48" A.F.F. AND ALL OUTLETS TO BE MOUNTED 12" A.F.F. U.N.O.
21. LOCATION OF DOOR BELL CHIMES TO BE COORDINATED W/ THE INTERCOM SYSTEM BY THE LOW VOLTAGE CONTRACTOR.
22. ELECTRICIAN TO VERIFY ALL APPLIANCES & ELECTRICAL REQUIREMENTS.
23. AFCI PROTECTION SHALL BE PROVIDED TO ALL BEDROOM AREAS W/ INSTALLATION OF OVER-CURRENT PROTECTION DEVICES IN ACCORDANCE W/ NEC 2005 ART. 210.12.
24. PROVIDE PROPER CLEARANCES FOR A/C/ UNITS: 18" FROM ALL WALLS, 36" BETWEEN AND IN FRONT OF UNITS U.N.O. BY MANUFACTURER.
25. VERIFY GENERATOR DIMENSIONS, IF APPLICABLE, PRIOR TO BUILDING PAD.

ELECTRICAL LEGEND:

- | | | | |
|--|---|--|--|
|  6" RECESSED
FIXTURE |  1X4 FLUORESCENT
FIXTURE |  DOOR CHIME |  UPPER CAB. PLUG
MOLD. W/ OUTLETS AT
16" O.C. |
|  6" RECESSED FIXT.
IN SLOPED CEILING |  LED TAPE |  PHONE / DATA / CABLE |  DRAWER PLUG MOLD
W/ 3 OUTLETS |
|  4" RECESSED
FIXTURE |  DOUBLE FLOOD LIGHT |  LOW VOLT. /
NETWORK PANEL |  GARAGE DOOR
OPENER BUTTON |
|  2" RECESSED
FIXTURE |  CEILING FAN |  JUNCTION BOX |  DOOR BELL BUTTON |
|  HANGING FIXTURE |  TRACK LIGHT (4' / 8' / 12') |  LOW VOLT. POOL
CONTROLS |  STANDARD SWITCH |
|  WALL MOUNT FIXTURE
(SCONCE) |  TRACK HEAD |  120V DUPLEX
WALL OUTLET |  THREE-WAY SWITCH |
|  SURFACE MOUNT
FIXTURE |  VENT FAN |  120V QUADPLEX
WALL OUTLET |  FOUR-WAY SWITCH |
|  RECESSED SPOT
FIXTURE |  SAFETY DETECTOR
(SMOKE & CARBON
MONOXIDE) |  SURFACE MOUNTED
110V OUTLET |  DIMMER SWITCH |
|  PUCK LIGHT |  SECURITY SYSTEM
KEYPAD |  240V OUTLET
(RANGE, DRYER, ETC) |  MOTION DETECTOR |
| | | |  WP WATER PROOF |

GENERAL NOTES

BRINWOOD RESIDENCE

2806 BRINWOOD AVENUE, AUSTIN, TX. 78704

LOT 16, BLOCK 10, BRINWOOD SECTION 3

NWS
CONSTRUCTION

design. build. remodel
BUILDER: WILL SHEDDAN

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SURVEY PLAT

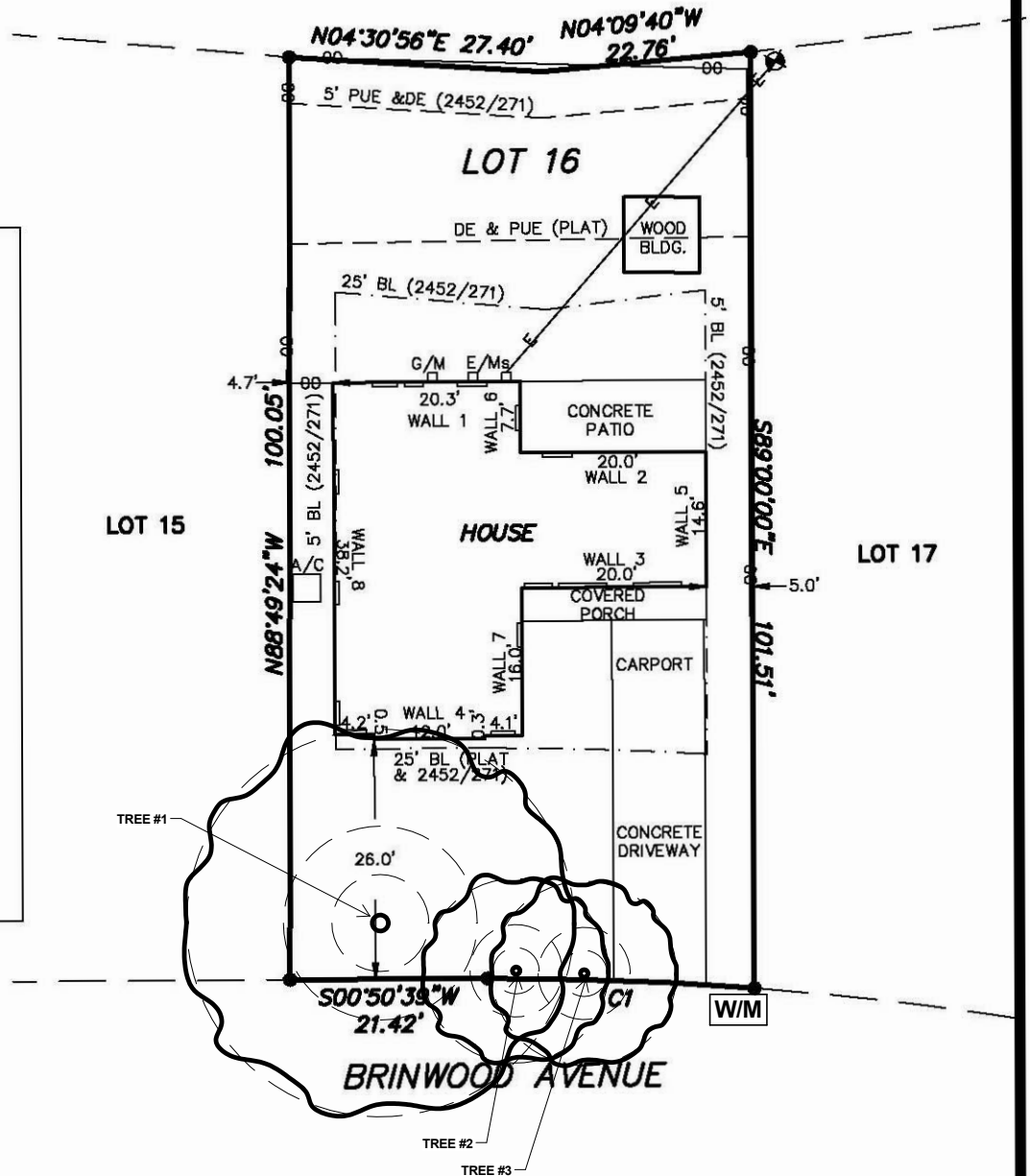
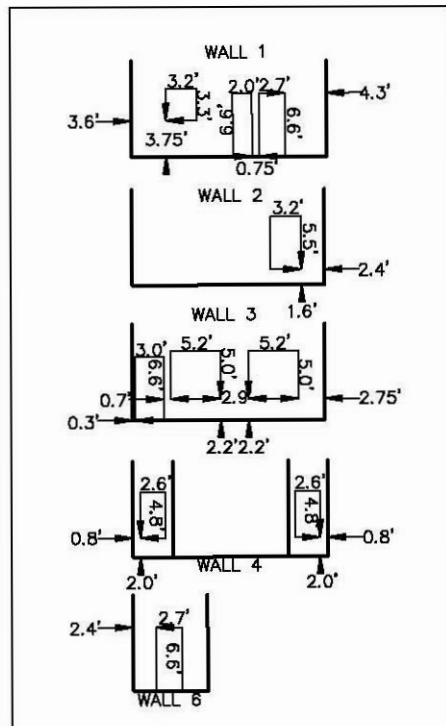
CELCO SURVEYING
REG. # 10193975
TEL: 830-214-5109
FAX: 866-571-8323

SURVEY PLAT

**2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
eddie@celcosurveying.com**

SCALE
1" = 20'

SOUTH PARK SECTION 1
314/229



LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊗ = "X" IN CONCRETE
- △ = CALC. PROP. COR.
- () = RECORD PER PLAT
- /— = WOOD FENCE
- *— = WIRE FENCE
- ∞— = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- W/M = WATER METER
- A/C = AIR CONDITIONER
- G/M = GAS METER
- E/M = ELECTRIC METER
- ⊗ = POWER POLE
- ⌋ = GUY WIRE ANCHOR

RESTRICTIVE COVENANTS OF RECORD AS
ITEMIZED HEREIN: VOLUME 15, PAGE 22, PLAT
RECORDS, AND VOLUME 2452, PAGE 271,
DEED RECORDS, TRAVIS COUNTY, TEXAS.
(DOES AFFECT THIS TRACT)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	28.94	368.50	28.93	S03°17'00"W

ADDRESS: 2806 BRINWOOD AVENUE, AUSTIN, TEXAS

LEGAL DESCRIPTION: LOT 16, BLOCK 10, BRINWOOD SCTION-3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 15, PAGE 22, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

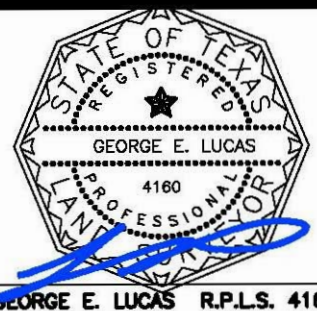
CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: VANTAGE WORLDWIDE, LLC
TITLE CO: INDEPENDENCE TITLE COMPANY
G.F.#: 1748601-ROL EFF: DECEMBER 11, 2017 LENDER: N/A

PLAN No.: 2017-5054

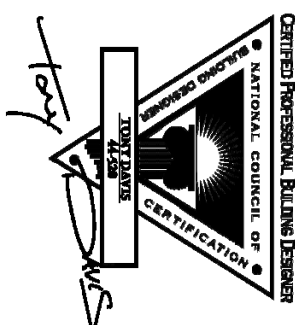
SURVEY DATE: JANUARY 9, 2018



GEORGE E. LUCAS R.P.L.S. 4160

TREE LEGEND	
TREE #	SIZE / SPECIES
1	21" LIVE OAK - TO REMAIN
2	10" LONG LEAF PINE - TO REMAIN
3	10" LIVE OAK - TO BE REMOVED

DATE: 03/12/20



1 SURVEY PLAT
1" = 20'-0"

1" = 20'-0"

BRINWOOD RESIDENCE
2806 BRINWOOD AVENUE, AUSTIN, TX. 78704

LOT 16, BLOCK 10, BRINWOOD SECTION 3

NWS
CONSTRUCTION
design build remodel
BUILDER: WIL SHEDAN

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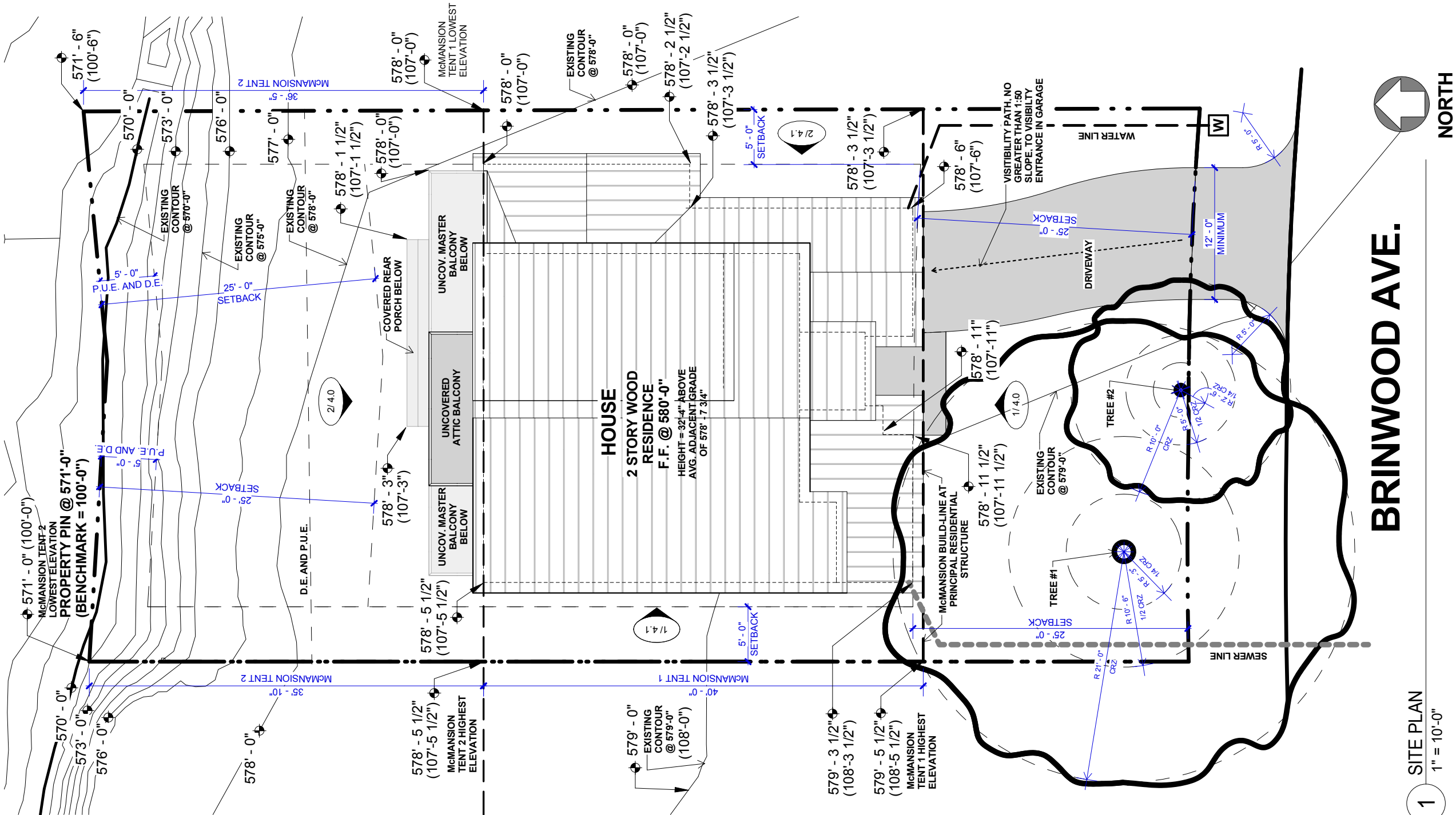
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LAST REVISION
03 / 03 / 2017

SHEET:
1.0

DRAWN BY: SMO

DRAWN BY: SMC



DATE: 03/12/20

SQUARE FOOTAGES:

GROSS FLOOR AREA CALCS (G.F.A.):	
1ST FLOOR HEATED AREA	1,090 SF
2ND FLOOR HEATED AREA	884 SF
GARAGE > 200 SF	20 SF
TOTAL G.F.A.	1,994 SF
ATTIC SPACE HEATED AREA	629 SF
GARAGE OVERALL	220 SF
UNCOVERED MASTER BALCONY	183 SF
COVERED REAR PORCH	177 SF
UNCOVERED ATTIC BALCONY	69 SF
UNCOVERED ENTRY PORCH	63 SF

SITE CALCULATIONS:

TOTAL AREA OF PROPERTY	4,986 SF
BUILDING FOOTPRINT	1,550 SF
DRIVEWAY	292 SF
BUILDING COVERAGE	1,550 SF
PERCENT BUILDING COVERAGE	31.1%
TOTAL IMPERVIOUS COVER	1,842 SF
PERCENT IMPERVIOUS COVER	36.9%
FRONT YARD AREA	1,258 SF
FRONT YARD IMPERVIOUS COVER	316 SF
PERCENT FRONT YARD IMP. COVER	25.1%

LEGAL DESCRIPTION	STREET ADDRESS
LOT 16, BLOCK 10, BRINWOOD SECTION 3	2806 BRINWOOD AVE. AUSTIN, TX. 78704

TREE LEGEND	
TREE #	SIZE / SPECIES
1	21" LIVE OAK - TO REMAIN
2	10" LONG LEAF PINE - TO REMAIN
3	10" LIVE OAK - TO BE REMOVED

NOTE:
1. NO DECKS LOCATED ON SITE
2. ALL GROUND FLR. PORCHES ARE < 200 SF
3. AVERAGE GRADE = 578'-7 3/4" (107'-7 3/4")

SITE PLAN

BRINWOOD RESIDENCE

2806 BRINWOOD AVENUE, AUSTIN, TX. 78704

LOT 16, BLOCK 10, BRINWOOD SECTION 3

NWS
CONSTRUCTION

design, build, remodel
BUILDER: WILL SHEDDAN

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LAST REVISION:
03 / 03 / 2021

SHEET:

1.1

DRAWN BY: SMG

LEGEND:

INTERIOR ELEVATIONS
(DETAIL # / SHEET #)

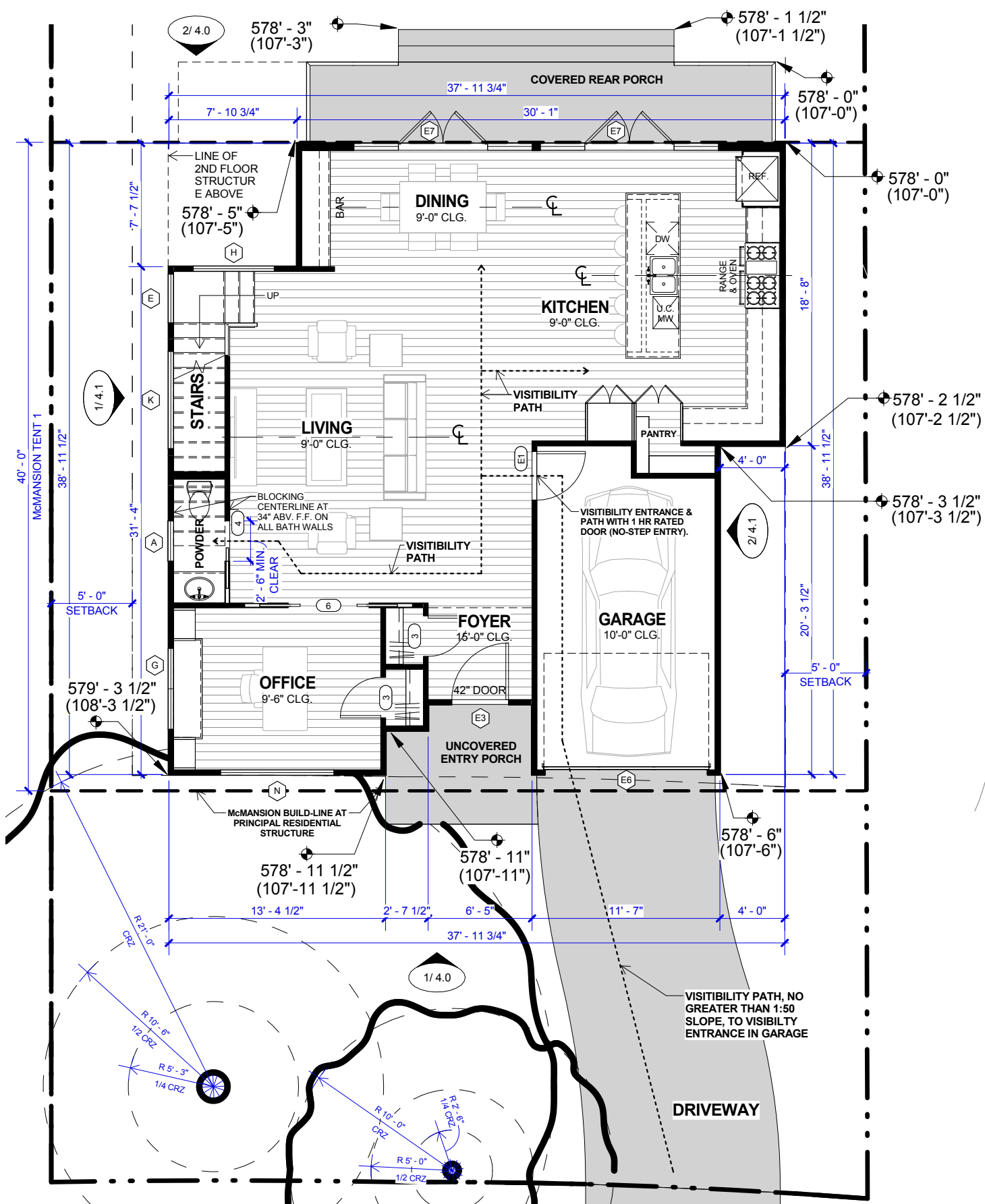
SOLID = ACTIVE DOOR
HIDDEN = INACTIVE

TILE PATTERN ON PLAN IS
REPRESENTATION ONLY
(SEE TILE SCHEDULE FOR
ACTUAL SELECTIONS)

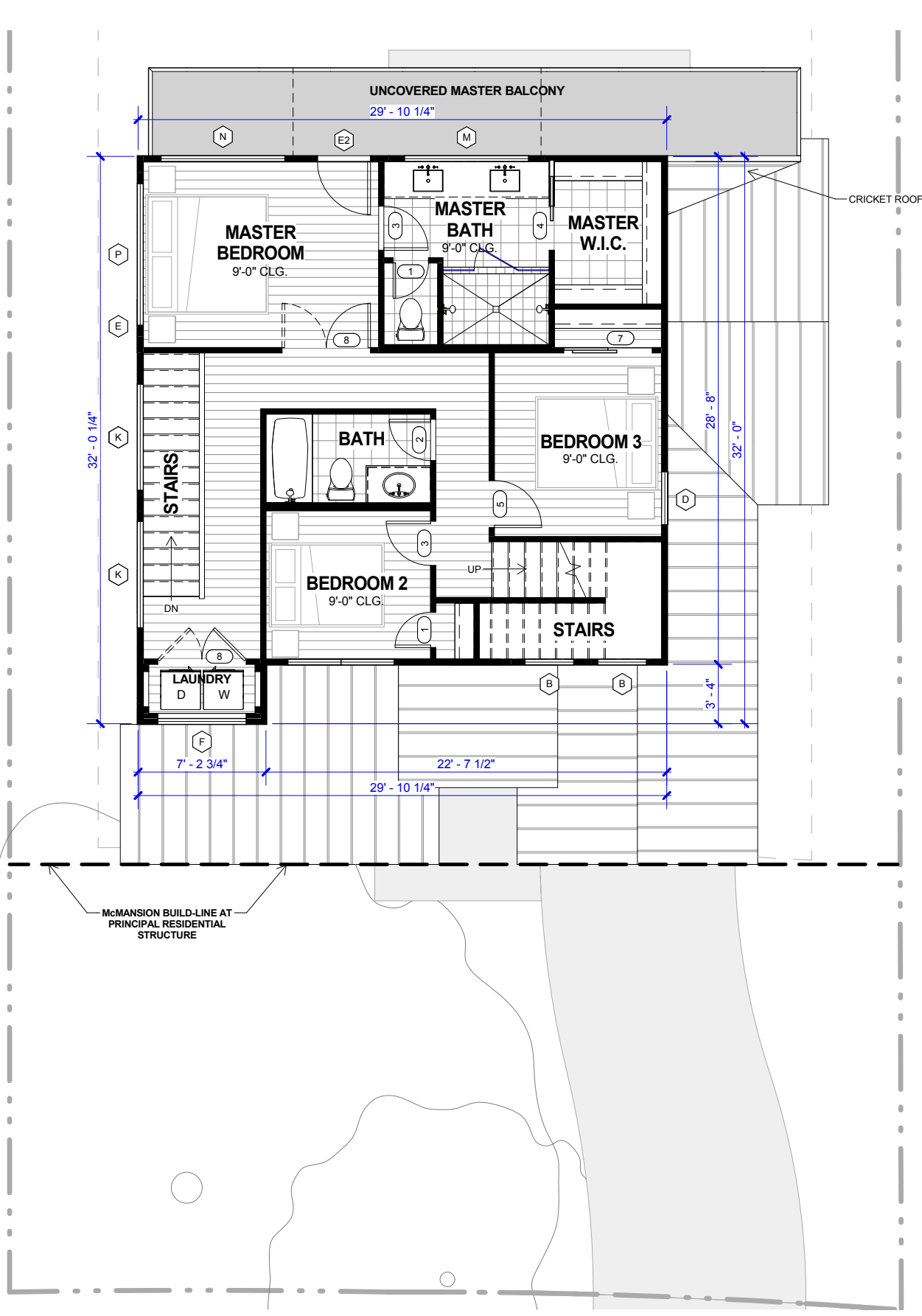
WOOD PATTERN ON PLAN
IS REPRESENTATION ONLY
(SEE WOOD FLOOR
SCHEDULE FOR ACTUAL
SELECTION)

VISIBILITY PATH

PATTERN INDICATES
CEILING HEIGHTS FROM
5'-0" TO 7'-0".



1 1ST FLOOR PLAN
1/8" = 1'-0"



2 2ND FLOOR PLAN
1/8" = 1'-0"



DATE: 03/12/20

SQUARE FOOTAGES:

GROSS FLOOR AREA CALCS (G.F.A.):	
1ST FLOOR HEATED AREA	1,090 SF
2ND FLOOR HEATED AREA	884 SF
GARAGE > 200 SF	20 SF
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FLOOR PLANS

BRINWOOD RESIDENCE

2806 BRINWOOD AVENUE, AUSTIN, TX. 78704

LOT 16, BLOCK 10, BRINWOOD SECTION 3

NWS
CONSTRUCTION

design, build, remodel
BUILDER: WILL SHEDDEN

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PRELIMINARY SET;
NOT FOR
CONSTRUCTION

LAST REVISION:
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SHEET:
2.0

DRAWN BY: SMG

LEGEND:

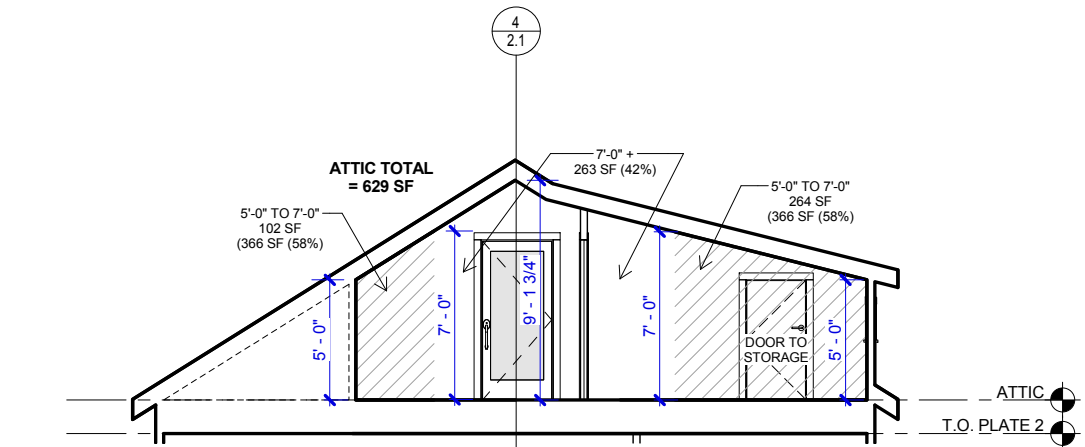
- 1/A6.0 INTERIOR ELEVATIONS (DETAIL # / SHEET #)
- SOLID = ACTIVE DOOR
HIDDEN = INACTIVE
- TILE PATTERN ON PLAN IS REPRESENTATION ONLY (SEE TILE SCHEDULE FOR ACTUAL SELECTIONS)
- WOOD PATTERN ON PLAN IS REPRESENTATION ONLY (SEE WOOD FLOOR SCHEDULE FOR ACTUAL SELECTION)
- VISIBILITY PATH
- PATTERN INDICATES CEILING HEIGHTS FROM 5'-0" TO 7'-0".



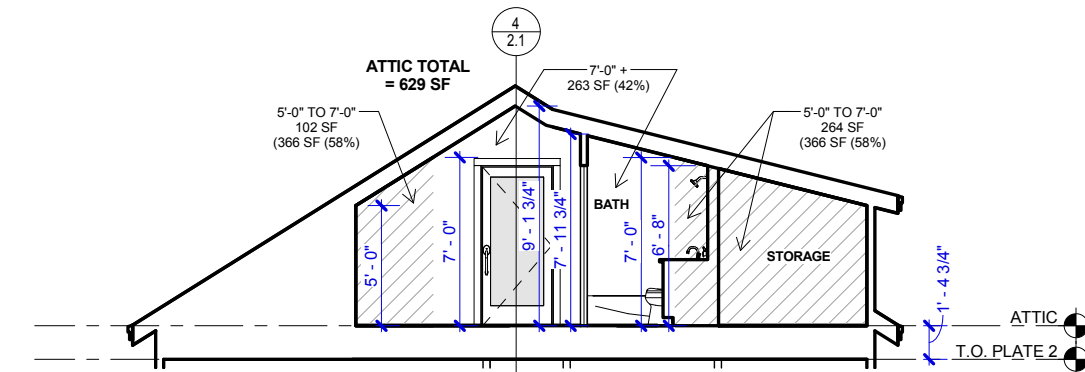
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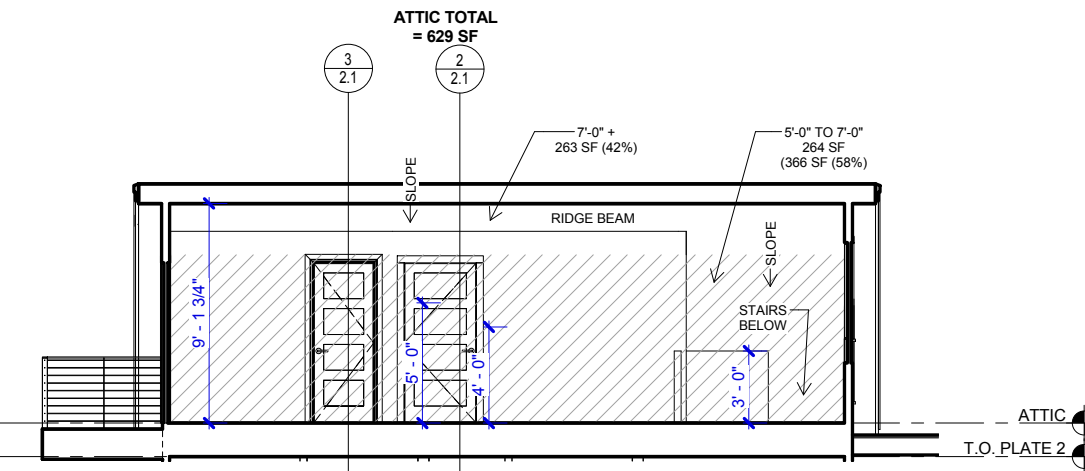
GROSS FLOOR AREA CALCS (G.F.A.):	
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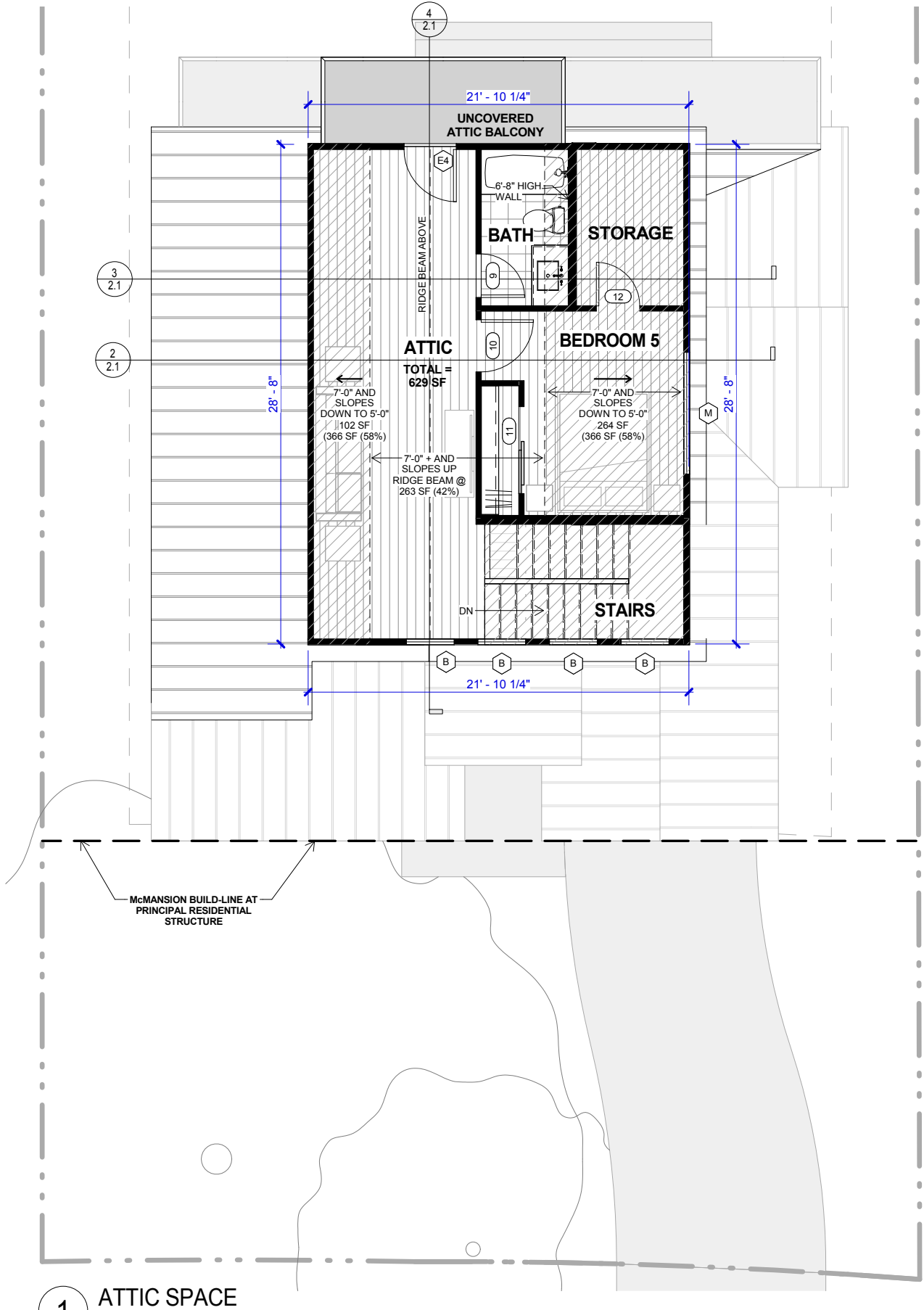
2 ATTIC SECTION A
1/8" = 1'-0"



3 ATTIC SECTION B
1/8" = 1'-0"



4 ATTIC SECTION C
1/8" = 1'-0"



1 ATTIC SPACE
1/8" = 1'-0"

FLOOR PLAN

BRINWOOD RESIDENCE

2806 BRINWOOD AVENUE, AUSTIN, TX. 78704

LOT 16, BLOCK 10, BRINWOOD SECTION 3

NWS
CONSTRUCTION

design, build, remodel
BUILDER: WILL SHEDDAN

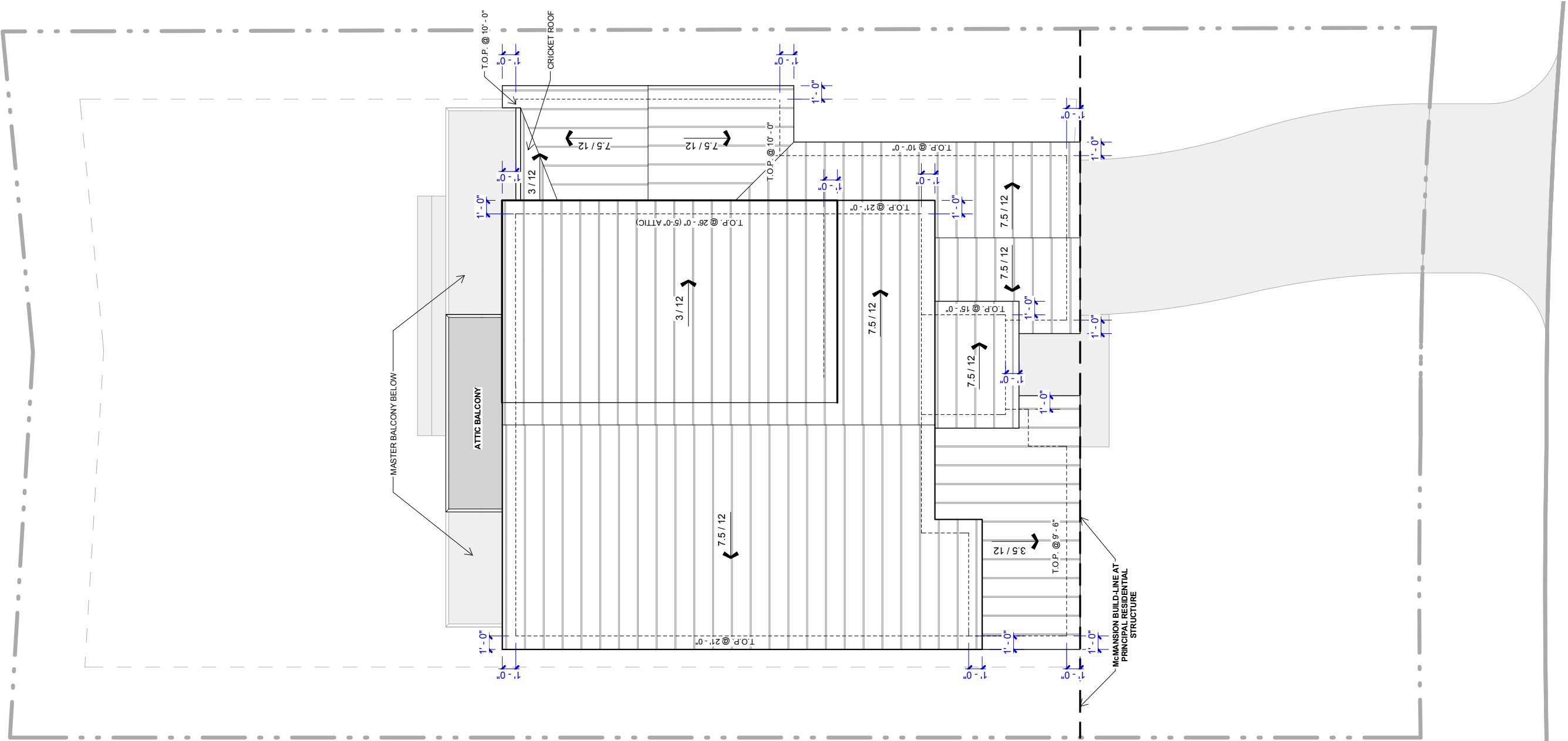
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SHEET:
2.1

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BRINWOOD AVENUE



1 ROOF PLAN
1/8" = 1'-0"

DATE: 03/12/20

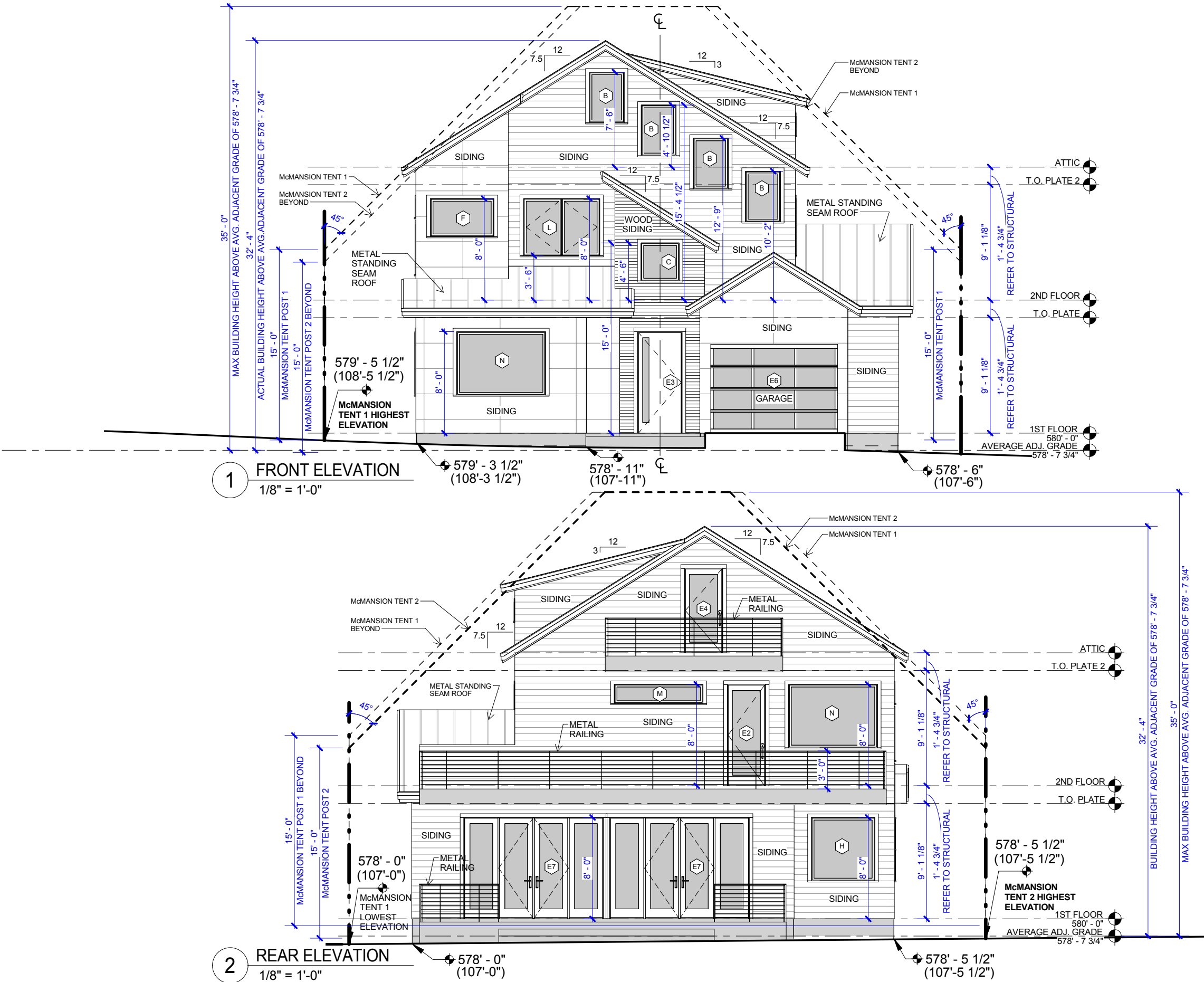
ROOF PLAN

BRINWOOD RESIDENCE
2806 BRINWOOD AVENUE, AUSTIN, TX. 78704
LOT 16, BLOCK 10, BRINWOOD SECTION 3



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3.0
DRAWN BY: SMG



DATE: 03/12/20

NOTE:
1. NO DECKS LOCATED ON SITE
2. ALL GROUND FLR. PORCHES ARE < 200 SF
3. AVERAGE GRADE = 578'-7 3/4" (107'-7 3/4")

EXTERIOR ELEVATIONS

BRINWOOD RESIDENCE

2806 BRINWOOD AVENUE, AUSTIN, TX. 78704

LOT 16, BLOCK 10, BRINWOOD SECTION 3

NWS
CONSTRUCTION

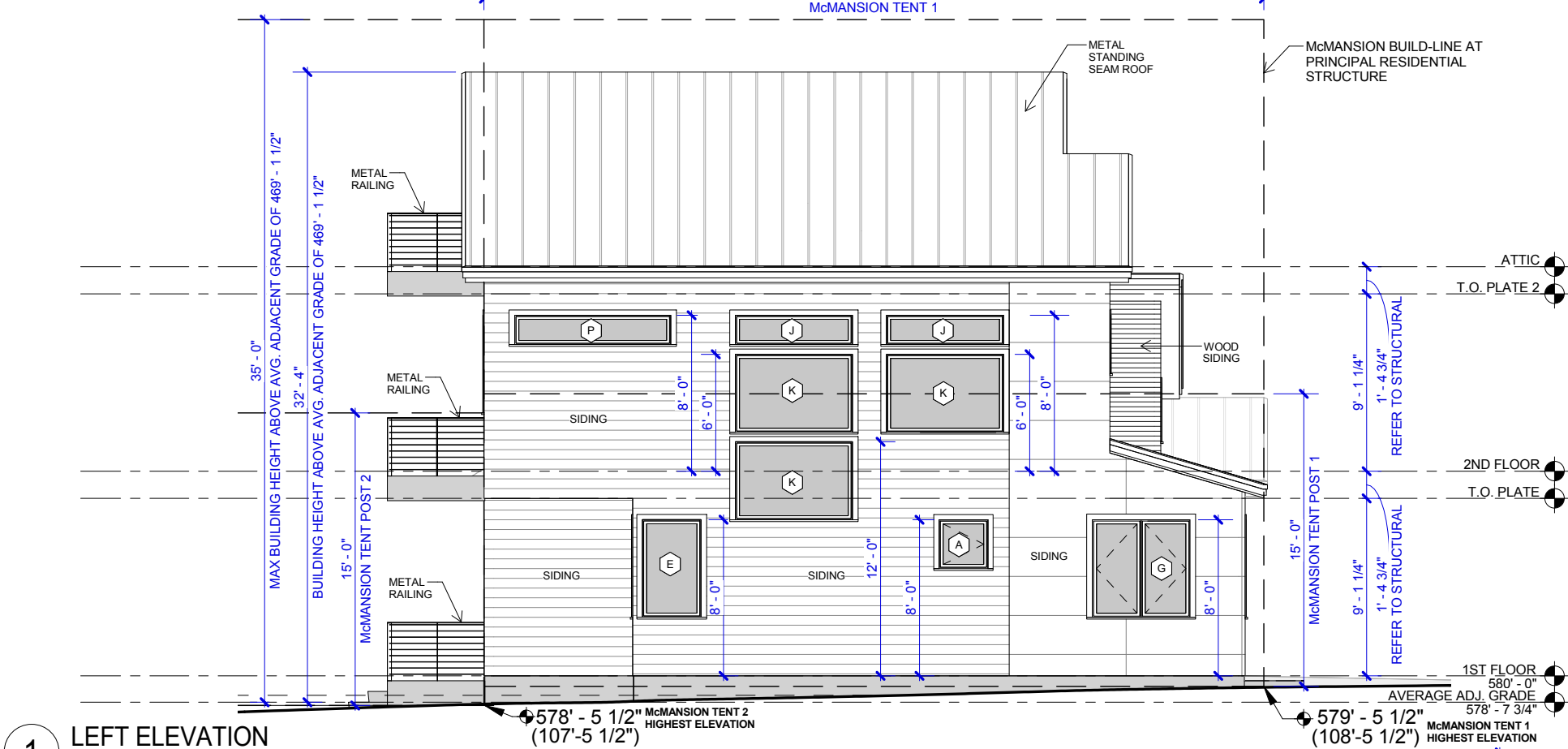
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BUILDER: WILL SHEDDAN

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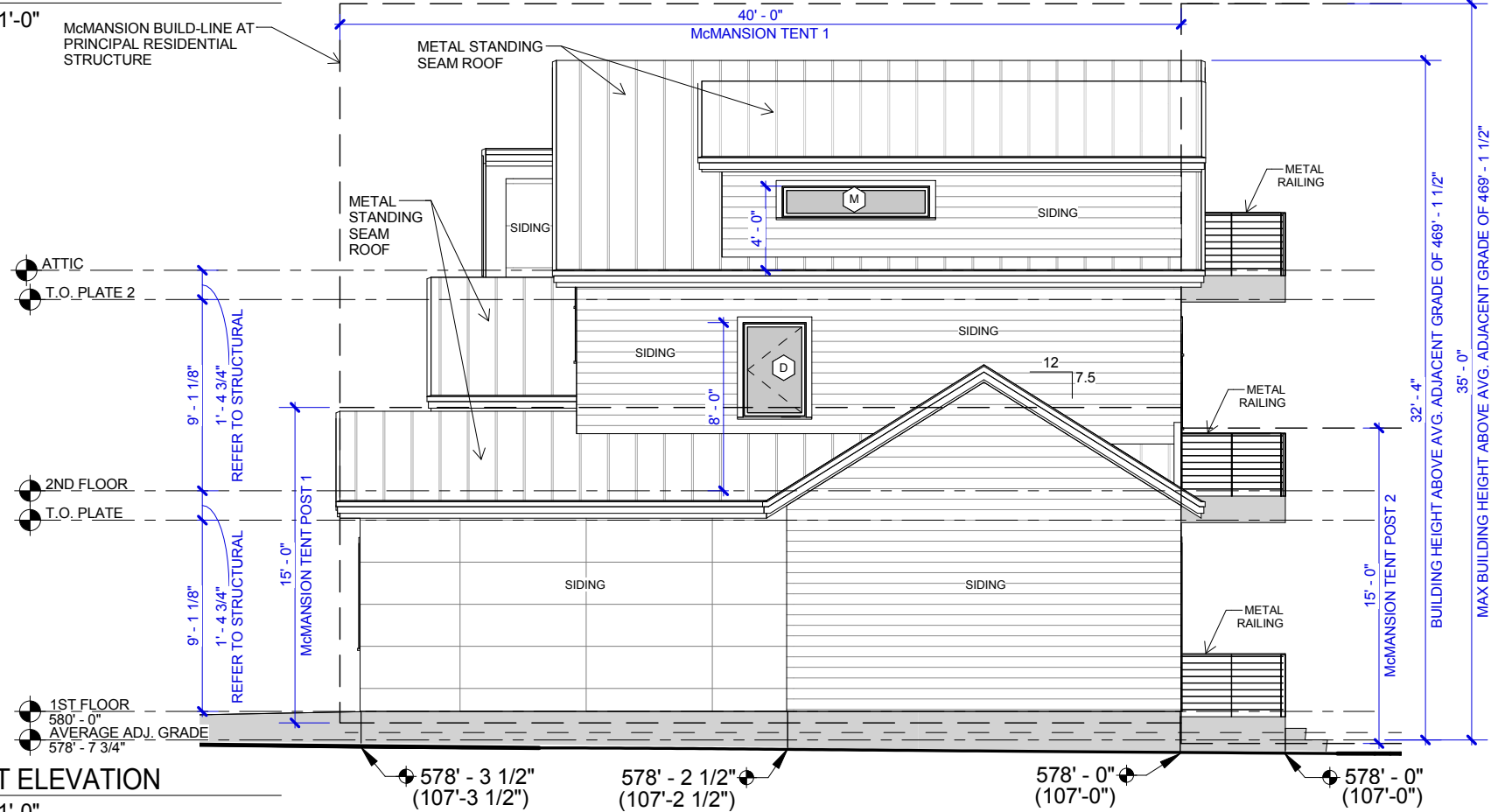
LAST REVISION:
03 / 03 / 2021

SHEET:
4.0

DRAWN BY: SMG



1 LEFT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



DATE: 03/12/20

NOTE:
1. NO DECKS LOCATED ON SITE
2. ALL GROUND FLR. PORCHES ARE < 200 SF
3. AVERAGE GRADE = 578'-7 3/4" (107'-7 3/4")

EXTERIOR ELEVATIONS

BRINWOOD RESIDENCE
2806 BRINWOOD AVENUE, AUSTIN, TX. 78704
LOT 16, BLOCK 10, BRINWOOD SECTION 3

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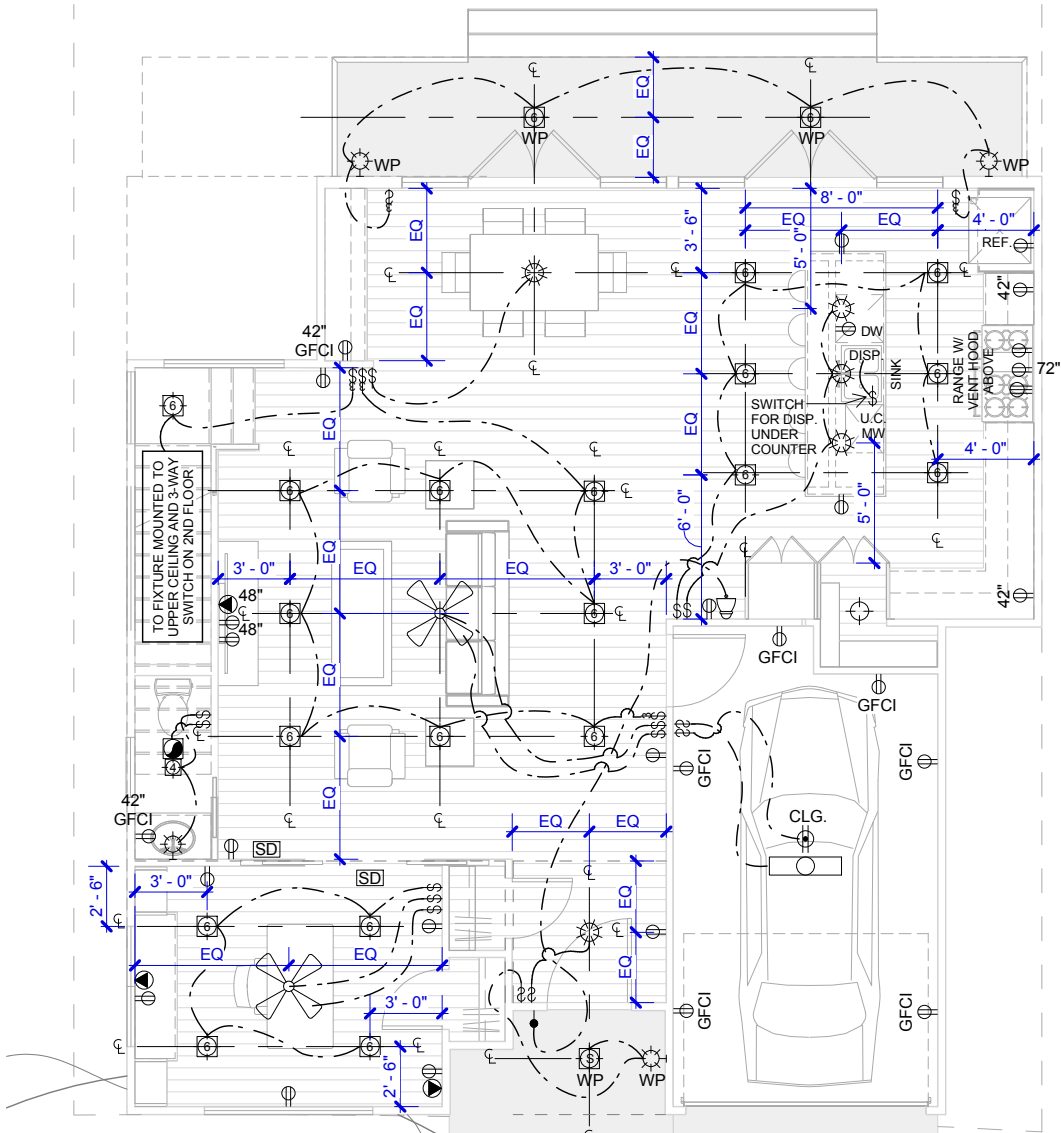
LAST REVISION:
03 / 03 / 2021
SHEET:
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DRAWN BY: SMG

ELECTRICAL LEGEND:

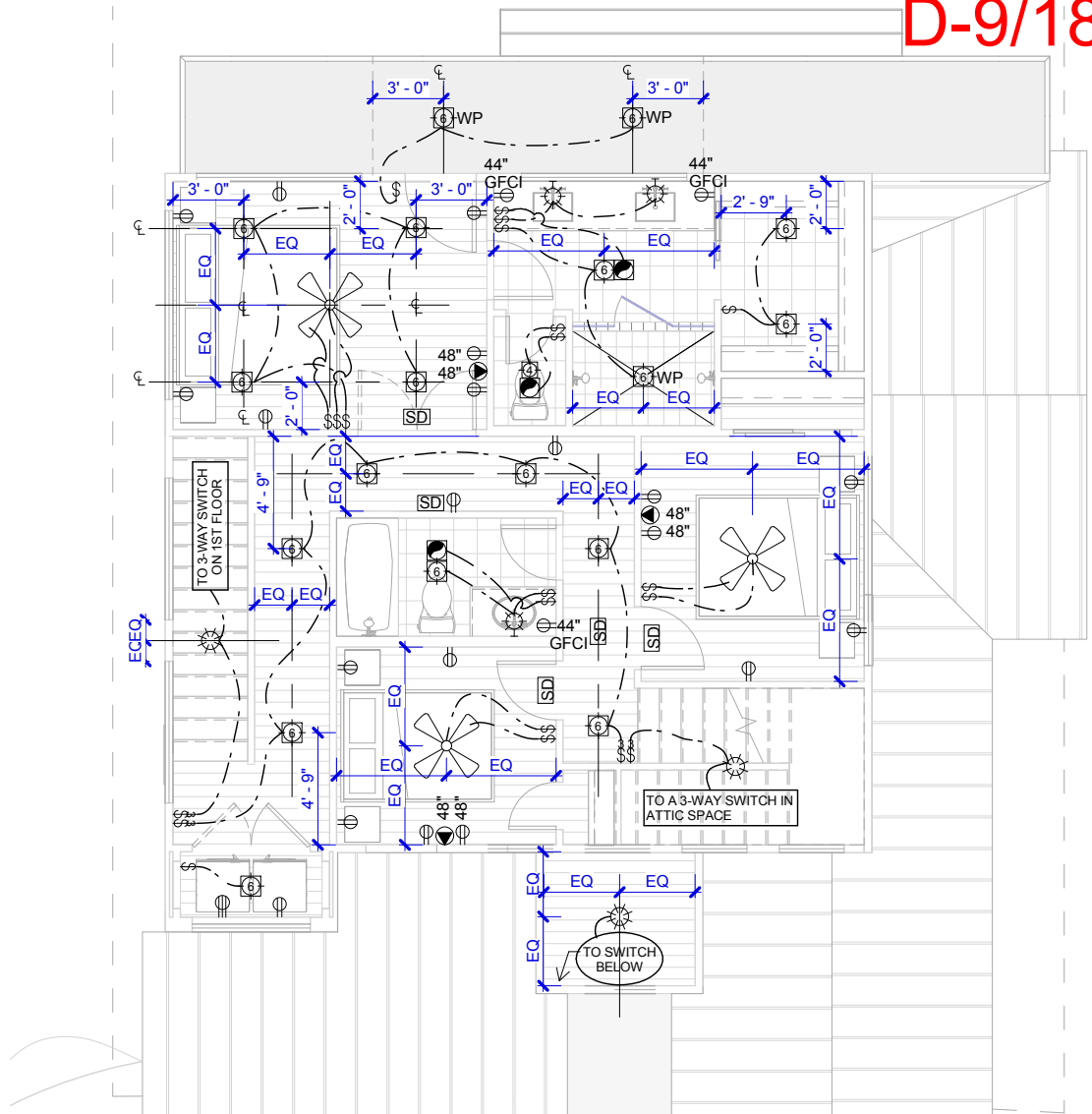
	6" RECESSED FIXTURE		DOOR CHIME
	6" RECESSED FIXT. IN SLOPED CEILING		PHONE / DATA / CABLE
	4" RECESSED FIXTURE		LOW VOLT. / NETWORK PANEL
	2" RECESSED FIXTURE		JUNCTION BOX
	HANGING FIXTURE		LOW VOLT. POOL CONTROLS
	WALL MOUNT FIXTURE (SCONCE)		120V DUPLEX WALL OUTLET
	SURFACE MOUNT FIXTURE		120V QUADPLEX WALL OUTLET
	RECESSED SPOT FIXTURE		SURFACE MOUNTED 110V OUTLET
	PUCK LIGHT		240V OUTLET (RANGE, DRYER, ETC)
	1X4 FLUORESCENT FIXTURE		UPPER CAB. PLUG MOLD W/ OUTLETS AT 16" O.C.
	LED TAPE		DRAWER PLUG MOLD W/ 3 OUTLETS
	DOUBLE FLOOD LIGHT		GARAGE DOOR OPENER BUTTON
	CEILING FAN		DOOR BELL BUTTON
	TRACK LIGHT (4' / 8' / 12')		STANDARD SWITCH
	TRACK HEAD		THREE-WAY SWITCH
	VENT FAN		FOUR-WAY SWITCH
	SAFETY DETECTOR (SMOKE & CARBON MONOXIDE)		DIMMER SWITCH
	SECURITY SYSTEM KEYPAD		MOTION DETECTOR
			WP WATER PROOF

NOTES:

1. ALL LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" A.F.F. AND ALL OUTLETS / RECEPTACLES MUST BE A MIN. OF 15" A.F.F., EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES.
2. PROVIDE OUTLETS, WIRING & ELEC. CONNECTIONS FOR CENTRAL VAC, RECIRCULATING PUMPS, SPAS & POOLS, WHIRLPOLLS, IN-LINE HEATERS, DOOR CHIMES, SECURITY SYSTEMS, HVAC EQUIP., WATER HEATERS & SEPTIC AS REQUIRED.
3. PROVIDE OUTLETS IN ADDITION TO THOSE INDICATED AS NECESSARY TO MEET APPLICABLE CODES. PROVIDE GFI CIRCUITS AT ALL LOCATIONS REQUIRED BY CODE.
4. USE CAT 5 OR BETTER ON ALL TELEPHONE AND DATA LINES. ALL TEL. & TV LINES TO BE HOME RUN. ALL COMPUTER LINES TO BE HOME RUN TO HUB.
5. ALL DIMENSIONS INDICATED TO SWITCHES OR OUTLETS ARE TO THE CENTER OF THE BOX.
6. ALL SWITCHES TO BE MOUNTED 48" A.F.F. AND ALL OUTLETS TO BE MOUNTED 12" A.F.F. U.N.O.
7. ELECTRICIAN TO VERIFY ALL APPLIANCES & ELECTRICAL REQUIREMENTS.
8. AFCI PROTECTION SHALL BE PROVIDED TO ALL BEDROOM AREAS W/ INSTALLATION OF OVERCURRENT PROTECTION DEVICES IN ACCORDANCE W/ NEC 2005 ART. 210.12.
9. PROVIDE PROPER CLEARANCES FOR A/C/ UNITS: 18" FROM ALL WALLS, 36" BETWEEN AND IN FRONT OF UNITS U.N.O. BY MANUFACTURER.
10. VERIFY GENERATOR DIMENSIONS, IF APPLICABLE, PRIOR TO BUILDING PAD.



1 ELECTRICAL PLAN - 1ST FLOOR
1/8" = 1'-0"



2 ELECTRICAL PLAN - 2ND FLOOR
1/8" = 1'-0"

D-9/18



DATE: 03/12/20

ELECTRICAL PLANS

BRINWOOD RESIDENCE

2806 BRINWOOD AVENUE, AUSTIN, TX. 78704

LOT 16, BLOCK 10, BRINWOOD SECTION 3

NWS
CONSTRUCTION

design. build. remodel
BUILDER: WILL SHEDAN






































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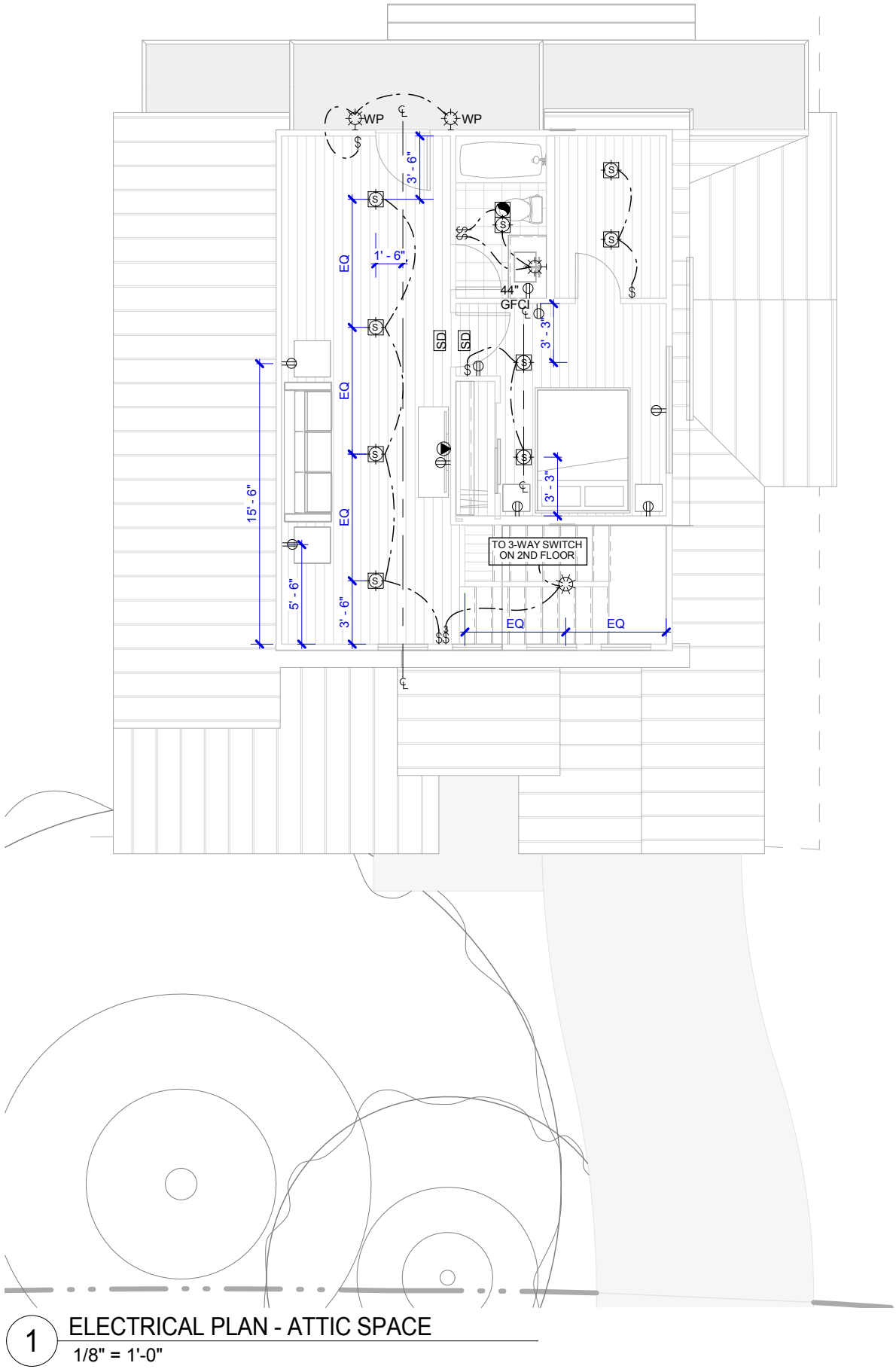
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ELECTRICAL LEGEND:

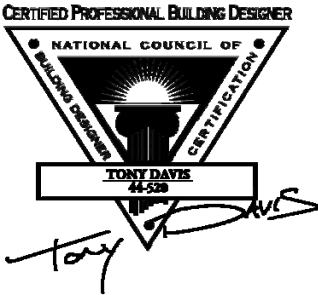
	6" RECESSED FIXTURE		DOOR CHIME
	6" RECESSED FIXT. IN SLOPED CEILING		PHONE / DATA / CABLE
	4" RECESSED FIXTURE		LOW VOLT. / NETWORK PANEL
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	HANGING FIXTURE		LOW VOLT. POOL CONTROLS
	WALL MOUNT FIXTURE (SCONCE)		120V DUPLEX WALL OUTLET
	SURFACE MOUNT FIXTURE		120V QUADPLEX WALL OUTLET
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	PUCK LIGHT		240V OUTLET (RANGE, DRYER, ETC)
	1X4 FLUORESCENT FIXTURE		UPPER CAB. PLUG MOLD W/ OUTLETS AT 16" O.C.
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	TRACK HEAD		THREE-WAY SWITCH
	VENT FAN		FOUR-WAY SWITCH
	SAFETY DETECTOR (SMOKE & CARBON MONOXIDE)		DIMMER SWITCH
	SECURITY SYSTEM KEYPAD		MOTION DETECTOR
			WP WATER PROOF

NOTES:

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2. PROVIDE OUTLETS, WIRING & ELEC. CONNECTIONS FOR CENTRAL VAC, RECIRCULATING PUMPS, SPAS & POOLS, WHIRLPools, IN-LINE HEATERS, DOOR CHIMES, SECURITY SYSTEMS, HVAC EQUIP., WATER HEATERS & SEPTIC AS REQUIRED.
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9. PROVIDE PROPER CLEARANCES FOR A/C/ UNITS: 18" FROM ALL WALLS, 36" BETWEEN AND IN FRONT OF UNITS U.N.O. BY MANUFACTURER.
10. VERIFY GENERATOR DIMENSIONS, IF APPLICABLE, PRIOR TO BUILDING PAD.



1 ELECTRICAL PLAN - ATTIC SPACE
1/8" = 1'-0"



DATE: 03/12/20

ELECTRICAL PLANS

BRINWOOD RESIDENCE

2806 BRINWOOD AVENUE, AUSTIN, TX. 78704

LOT 16, BLOCK 10, BRINWOOD SECTION 3

NWS
CONSTRUCTION

design, build, remodel
BUILDER: WILL SHEDDAN

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03 / 03 / 2021

SHEET:
5.1

DRAWN BY: SMG

EXTERIOR TYPICAL SWINGING DOOR NOTES:

1. TEMPER ALL GLASS AS PER CODE.
2. BUILDER TO COORDINATE ROUGH OPENINGS WITH FRAMING.

EXTERIOR DOOR SCHEDULE:

TAG	WIDTH	HEIGHT	QTY	DESCRIPTION	COMMENTS
E1	3' - 0"	8' - 0"	1	SOLID SINGLE SWING DOOR	1 HR RATED
1					
E2	3' - 0"	8' - 0"	1	GLASS SINGLE DOOR	TEMPERED, FULL HEIGHT
1					
E3	3' - 6"	8' - 0"	1	GLASS SINGLE DOOR	TEMPERED, STRIP LIGHT
1					
E4	3' - 0"	6' - 8"	1	GLASS SINGLE DOOR	TEMPERED, FULL HEIGHT
1					
E6	10' - 0"	7' - 0"	1	GARAGE DOOR	TEMPERED
1					
E7	11' - 0"	8' - 0"	1	4-WIDE GLASS SWING (S-L-R-S)	TEMPERED, FULL HEIGHT
E7	11' - 0"	8' - 0"	1	4-WIDE GLASS SWING (S-L-R-S)	TEMPERED, FULL HEIGHT
2					
TOTAL = 7					

INTERIOR TYPICAL SWINGING DOOR NOTES:

1. TEMPER ALL GLASS DOORS & SIDE LITES AS REQUIRED BY CODE.

INTERIOR DOOR SCHEDULE:

TAG	WIDTH	HEIGHT	QTY	DESCRIPTION	COMMENTS
1	2' - 0"	8' - 0"	1	SINGLE SWING DOOR	
1	2' - 0"	8' - 0"	1	SINGLE SWING DOOR	
2					
2	2' - 4"	8' - 0"	1	SINGLE SWING DOOR	
1					
3	2' - 6"	8' - 0"	1	SINGLE SWING DOOR	
3	2' - 6"	8' - 0"	1	SINGLE SWING DOOR	
3	2' - 6"	8' - 0"	1	SINGLE SWING DOOR	
4					
4	2' - 6"	8' - 0"	1	POCKET DOOR	
4	2' - 6"	8' - 0"	1	POCKET DOOR	
2					
5	2' - 8"	8' - 0"	1	SINGLE SWING DOOR	
1					
6	5' - 0"	8' - 0"	1	POCKET DOUBLE DOOR	
1					
7	5' - 0"	8' - 0"	1	BYPASS DOOR	
1					
8	5' - 0"	8' - 0"	1	DOUBLE SWING DOORS	
8	5' - 0"	8' - 0"	1	DOUBLE SWING DOORS	
2					
9	2' - 6"	6' - 8"	1	SINGLE SWING DOOR	
1					
10	3' - 0"	6' - 8"	1	SINGLE SWING DOOR	
1					
11	5' - 0"	6' - 8"	1	BYPASS DOOR	
1					
12	2' - 6"	5' - 0"	1	SINGLE SWING DOOR	
1					
TOTAL = 18					

WINDOW NOTES:

1. TEMPER ALL WINDOWS AS REQUIRED BY CODE.
2. SEE EXTERIOR ELEVATIONS FOR WINDOW HEADER HEIGHT.
3. BUILDER TO COORDINATE ROUGH OPENINGS WITH FRAMING.

WINDOW SCHEDULE:

TAG	WIDTH	HEIGHT	QTY	DESCRIPTION	LOCATION	COMMENTS
A	2' - 6"	2' - 6"	1	CASEMENT	POWDER	TEMPERED
1						
B	2' - 9"	4' - 0"	1	PICTURE	STAIRS	
B	2' - 9"	4' - 0"	1	PICTURE	STAIRS	
B	2' - 9"	4' - 0"	1	PICTURE	STAIRS	
B	2' - 9"	4' - 0"	1	PICTURE	STAIRS	
4						
C	3' - 0"	3' - 0"	1	PICTURE	FOYER	TEMPERED GLASS
1						
D	3' - 0"	4' - 6"	1	CASEMENT	BEDROOM 3	TEMPERED
1						
E	3' - 0"	5' - 0"	1	PICTURE	STAIRS	TEMPERED
1						
F	5' - 0"	3' - 0"	1	PICTURE	LAUNDRY	
1						
G	5' - 0"	5' - 0"	1	CASEMENT DOUBLE	OFFICE	TEMPERED
1						
H	5' - 0"	5' - 0"	1	PICTURE	STAIRS	TEMPERED
1						
J	6' - 0"	1' - 6"	1	PICTURE	STAIRS	
J	6' - 0"	1' - 6"	1	PICTURE	STAIRS	
2						
K	6' - 0"	4' - 0"	1	PICTURE	STAIRS	TEMPERED
K	6' - 0"	4' - 0"	1	PICTURE	STAIRS	TEMPERED GLASS
K	6' - 0"	4' - 0"	1	PICTURE	STAIRS	TEMPERED
3						
L	6' - 0"	4' - 6"	1	CASEMENT DOUBLE	BEDROOM 2	TEMPERED GLASS
1						
M	7' - 0"	1' - 6"	1	PICTURE	BEDROOM 5	
M	7' - 0"	1' - 6"	1	PICTURE	MASTER BATH	
2						
N	7' - 0"	5' - 0"	1	PICTURE	MASTER BEDROOM	TEMPERED
N	7' - 0"	5' - 0"	1	PICTURE	OFFICE	TEMPERED GLASS
2						
P	8' - 0"	1' - 6"	1	PICTURE	MASTER BEDROOM	
1						
TOTAL = 22						

WINDOW & DOOR SCHEDULES

BRINWOOD RESIDENCE

2806 BRINWOOD AVENUE, AUSTIN, TX. 78704

LOT 16, BLOCK 10, BRINWOOD SECTION 3

NWS
CONSTRUCTION

design, build, remodel
BUILDER: WILL SHEDDAN

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DATE: 03/12/20

LAST REVISION:
03 / 03 / 2021

SHEET:
6.0

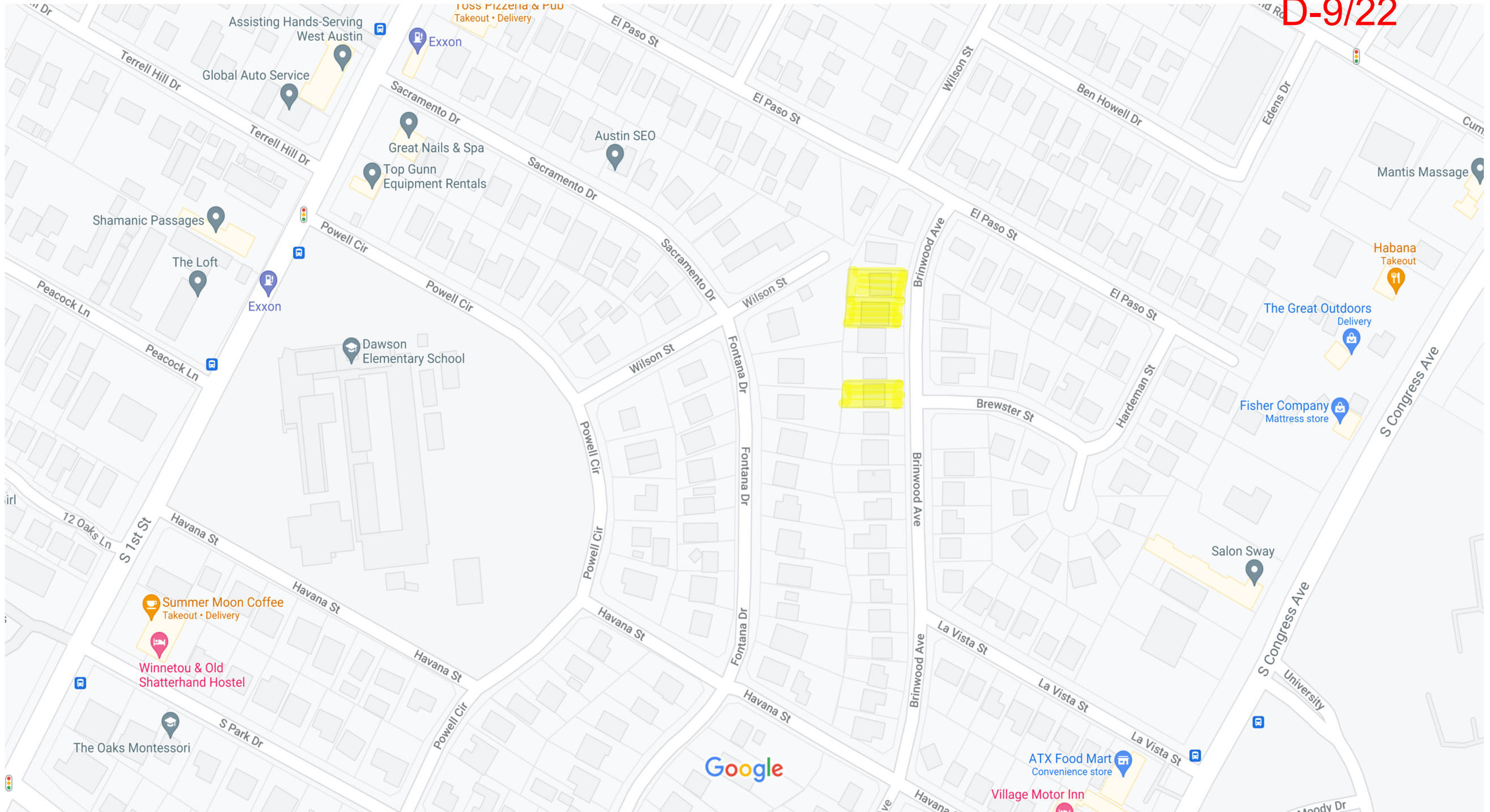
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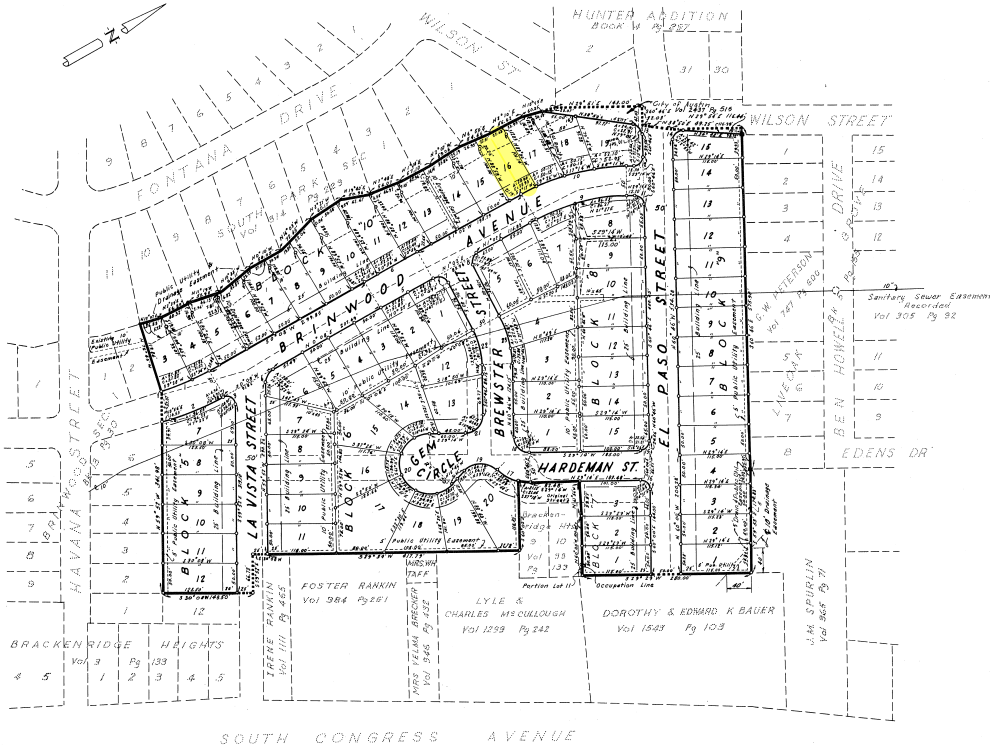
File Report

2806 Brinwood



D-9/22





SOUTH CONGRESS AVENUE

CURVE DATA

	1	2	3	4	5	6	7	8	9	10	11 & 12
I =	0° 48'	15° 48'	119° 30'	60° 00'	0° 54'	92° 18'	87° 42'	28° 12'	28° 12'	28° 12'	90° 00'
R =	371.9	421.9	1191	25.98	686.07	646.07	18.17	15.61	318.50	368.60	15.00
T =	14.32	50.97	237.8	15.00	50.00	50.39	18.91	15.00	80.00	92.56	15.00
A =	89.40	101.44	29.97	27.21	99.99	100.78	29.27	23.89	156.76	181.37	29.56
LC =	89.19	101.20	24.01	25.98	99.99	100.78	26.21	21.63	155.18	179.54	21.21

	13	14	15	16	17	18	19	20	21	22	23
I =	80° 24'	95° 34'	90° 00'	90° 46'	45° 00'	90° 00'	90° 00'	225° 00'	90° 00'	25° 54'	25° 54'
R =	17.75	15.27	15.00	15.79	75.00	25.00	38.32	50.00	30.00	135.25	185.25
T =	15.00	16.83	15.00	16.00	51.07	25.00	38.32	—	30.00	31.10	42.60
A =	24.91	25.47	23.56	25.01	58.90	59.27	60.19	196.35	47.12	61.14	83.74
LC =	22.91	22.62	21.21	22.48	57.40	35.36	54.19	—	42.43	60.62	83.03

LEGEND

- Iron Pin Set
- Iron Pin Found
- Conc Mon Found
- Original Dedicated Street

Scale 1" = 100'

BRINWOOD

SECTION - 3

7 or Restrictions) see Vol 2452 page 271 Dead Records
Emilie Limberg, Co. Clerk

THE STATE OF TEXAS:
COUNTY OF TRAVIS :

KNOW ALL MEN BY THESE PRESENTS:

THAT THE GILBRETH, REAVES, MILBURN DEVELOPMENT, INC., a corporation organized and existing under the laws of the State of Texas, owner of that certain tract of land out of the Texas Deeds (legue in Travis County, Texas, consisting of Lots 4-9 of Block 4, Lots 7-10, 12 and 13 and 15-18 of Block 2, Lots 7-10 of Block 3, Lots 8-11 and 13-17 of Block 4, Lots 6-11 and 13-18 of Block 5, Lots 1-11 of Block 6, Lots 1-8 and 11 and 12 of Block 7, Lots 1-16 of Block 8, Lots 1-18 of Block 9, Lots 1-16 of Block 10, out of Brackenridge Heights, an addition to the City of Austin, Texas, recorded in Book 3 Page 128 of the Plat Records of Travis County, Texas, and conveyed to it by warranty deed of record in Volume 2228 page 32 of the Deed Records of Travis County, Texas;

DOES HEREBY RESUBDIVIDE 14.17 acres of land consisting of Lots 13-18 Block 5, Lots 1-11 Block 6, Lots 1-8, 8 portion of Lot 11 and all of Lot 12 Block 7, Lots 1-16 Block 8, Lots 1-15 Block 9, a portion of Lot 10 and all of Lots 21-35 Block 10, out of said Brackenridge Heights and the interior streets vacated by action of the City Council, City of Austin, Texas recorded in Ordinance Book 62, and release recorded in Volume 2432 page 518-520 of the Deed Records of Travis County, Texas, and a portion of the sanitary sewer easement recorded in Volume 305 page 31 of the Deed Records of Travis County, Texas, vacated by action of the City Council, City of Austin, Texas, recorded in Minute Book No. 38 and release recorded in Volume 2438 page 523-525 of the Deed Records of Travis County, Texas as shown on the accompanying plat and in accordance therewith, thereby dedicating to the Public use of all streets and easements as shown thereon; and

DOES HEREBY DESIGNATE this subdivision as BRINWOOD SECTION - 3

IN WITNESS WHEREOF, Gilbreth, Reaves, Milburn Development, Inc. has caused these presents to be executed this 14th day of January, 1962, by its President, Bill Milburn, and attested by its Secretary, Joe Gilbreth, all thereunto duly authorized by the Board of Directors of said Corporation.

ATTEST:
Joe Gilbreth, Secretary

Bill Milburn, President

THE STATE OF TEXAS:
COUNTY OF TRAVIS :

Before me, a Notary Public, in and for the County and State aforesaid, on this day personally appeared Bill Milburn known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same as the act and deed of said corporation, and in the capacity and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL of office, this 14th day of January, 1962

Thos B. Watts
Notary Public, Travis County, Texas

FILED FOR RECORD:

at 10:10 o'clock A.M. this 17th day of April, A.D. 1962
By: Wm. P. Prince
Deputy

Emilie Limberg
Miss Emilie Limberg, Notary Public, Travis County, Texas

THE STATE OF TEXAS:
COUNTY OF TRAVIS :

I, Miss Emilie Limberg, clerk of the County Court in and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on the 17th day of April, 1962, at 10:10 o'clock A.M., and duly recorded on the 17th day of April, 1962, at 10:10 o'clock A.M., in the Plat Records of said County in Plat Book 15, on page 22.

WITNESS MY HAND AND SEAL of the County Court, the date last written above
By: Wm. P. Prince
Deputy

Emilie Limberg
Miss Emilie Limberg, Notary Public, Travis County, Texas

APPROVED FOR ACCEPTANCE:

APRIL 19, 1962 Date

Wm. M. Osborne, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION,
CITY OF AUSTIN, TEXAS, this 19th day of April, 1962.

W. S. S. Lewis, Secretary

David B. Brown, Chairman

I HEREBY CERTIFY THAT SECTION ELEVEN OF THE CITY OF AUSTIN SUBDIVISION ORDINANCE HAS BEEN COMPLIED WITH

SURVEYED BY
MARVIN TURNER
Engineers, Inc.

Thos B. Watts
Notary Public, Travis County, Texas

CB-62